PENTON PENTON

CITY OF RENTON

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT REPORT TO THE HEARING EXAMINER

EXHIBITS

Project Name: 168 Development		Project Number: LUA15-000745, ECF, SHPL-A, SA-A, R, MOD, MOD		
Date of Meeting May 17, 2016	Staff Contact Clark H. Close Senior Planner	Project Applicant Steve Wu, 8822 NE 128th St, Bothell, WA 98011	Project Location 16826 108th Ave SE, Renton, WA 98055	

Exhibits:

Exhibit 1: Report to the Hearing Examiner Staff and Staff Recommendation

(dated May 17, 2016)

Exhibit 2: Rezone Vicinity Map Exhibit 3: Rezone Aerial Map

Exhibit 4: Existing Rezone Zoning Map

Exhibit 5: Proposed Rezone Zoning Map from R-10 to R-14
Exhibit 6: Threshold I Plat, Recording Certificate 9303231164

Exhibit 7: Quit Claim Deed 199310151908

Exhibit 8: Site Plan (C-2.00)

Exhibit 9: Short Subdivision Plat Plan

Exhibit 10: Topography Map

Exhibit 11: Roadway Profile Plan (C-4.00)

Exhibit 12: Grading Elevations and Plan (C-5.00) Exhibit 13: Block Wall Cross Section (C-5.01)

Exhibit 14: Drainage Plan (C-6.00)

Exhibit 15: Vault Cross Sections (C-6.01)
Exhibit 16: Vault Cross Sections (C-6.02)
Exhibit 17: Conceptual Utility Plan (C-11)

Exhibit 18: Tree Retention / Land Clearing Plan (L1)

Exhibit 19: Conceptual Landscape Plan (L2)

Exhibit 20: Geotechnical Engineering Study prepared by Liu & Associates, Inc.

(dated June 20, 2015)

Exhibit 21: Technical Information Report prepared by Tandem Engineering Consultants

(Shao Min Wu) (dated August 2015)

Exhibit 22: Arborist Report prepared by Joshua Hopkins, PLA (dated October 7, 2015)

Exhibit 23: Construction Mitigation Description Exhibit 24: Renton School District Capacity

Exhibit 25: Environmental Review Committee Report

Exhibit 26: Environmental "SEPA" Determination, ERC Mitigation Measures and Notice

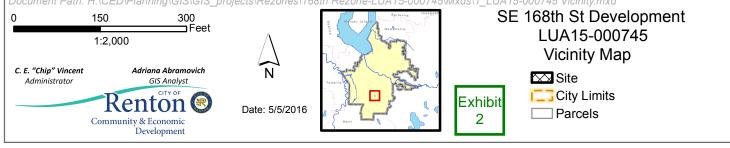
Exhibit 27: Affidavit of posting and mailing

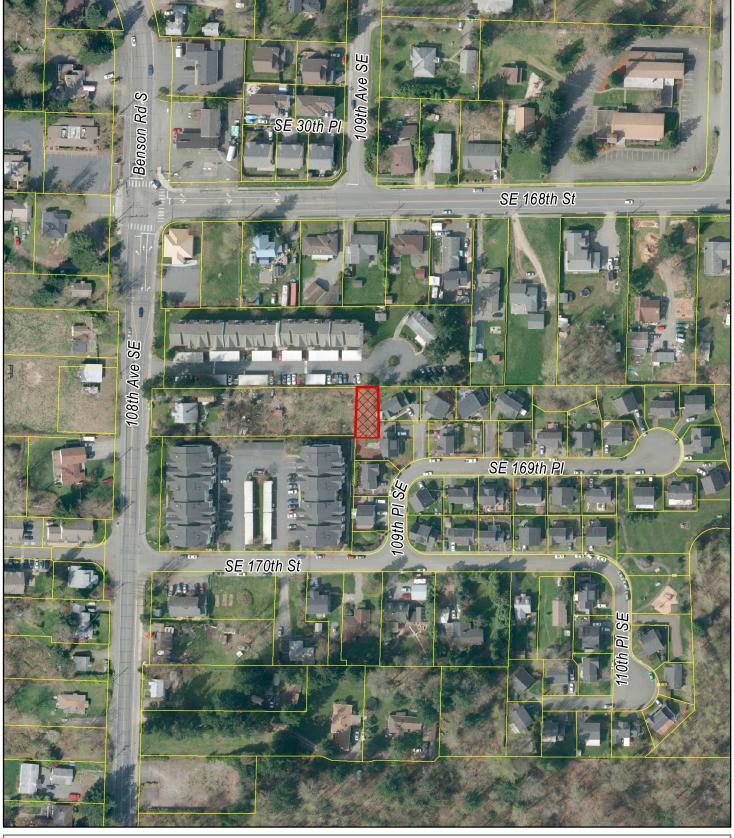
Exhibit 28: CI-73 (Revised) Residential Building Height

Exhibit 29: Advisory Notes to Applicant







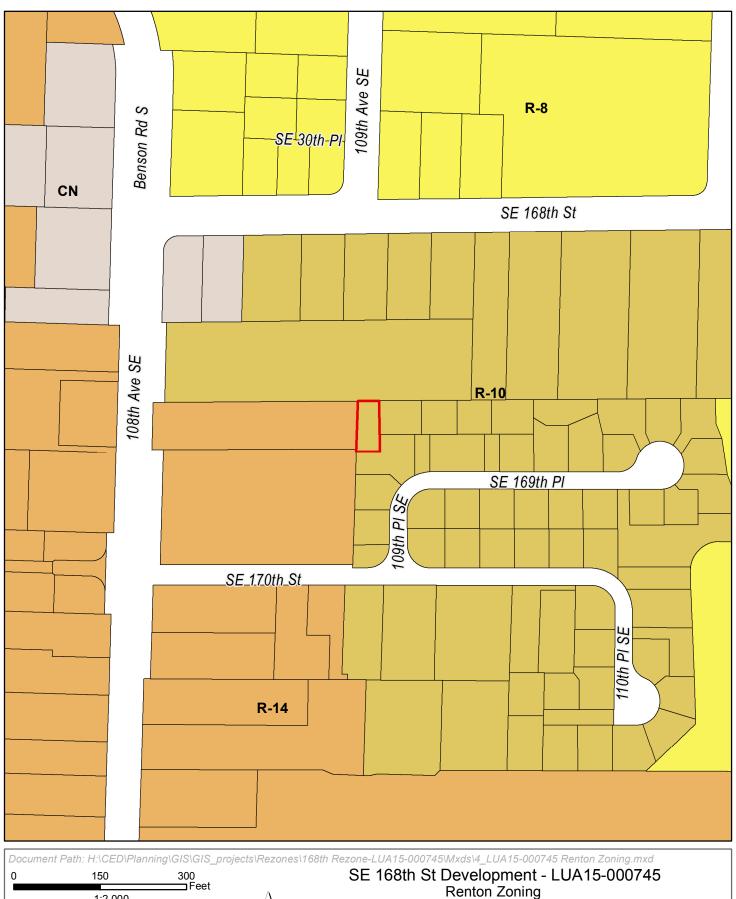


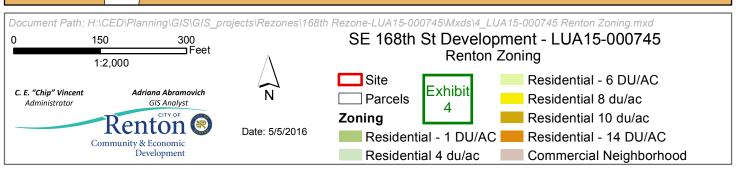


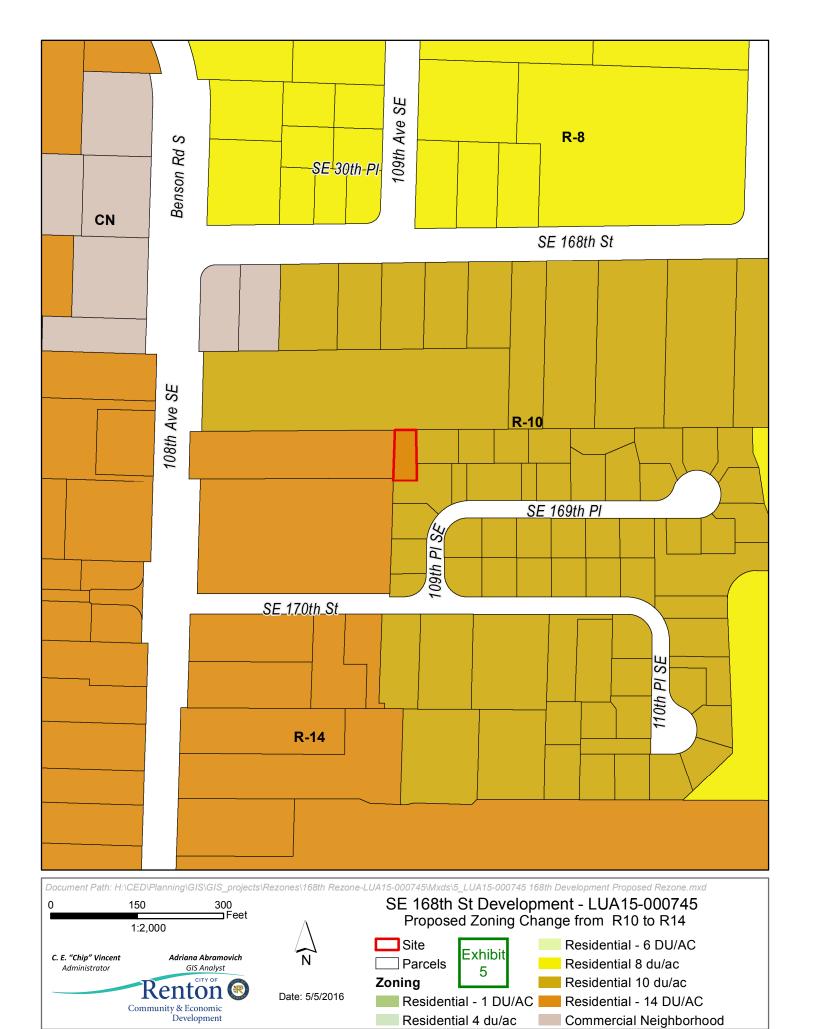
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Date: 5/5/2016

Community & Economic Development







THRESHOLD 1 A PORTION OF THE N.W. 1/4 OF THE S.E. 1/4, SECTION 29,

TOWNSHIP 23 NORTH, RANGE :	5 EAST, W.M., KING COUNTY, WASHINGTON.
	DEPARTMENT OF DEVELOPMENT & ENVIRONMENTAL SERVICES
	Examined and approved this 19th day of Mach., 1999.
	Development Engineer
	Examined and approved this 19^{77} day of 19^{78} , 19^{78} .
	Manager Land Use Services Division
	KINIC COUNTY DEPARTMENT OF ASSESSMENTS.
	Examined and approved this 71 day of Manual, 1973.
	SCOTT NOBLE King County Assessor Account Number 292305 - 9078: Deputy King County Assessor
	KING COUNTY COUNCIL: Examined and approved this 22 day of praction 1993
	Charman, King County Council ATTEST: Final Council
	FINANCE DIVISION CERTIFICATE. I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessmments certified to this office for collection on any of the property herein contained, dedicated as streets, alleys of for any other public use, are paid in full. This
	FINANCE DIVISION
	Manager, Finance Division Deputy Deputy
	RESTRICTIONS:
	NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.
	COVENANTS:
	ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS RECORDED THE <u>23</u> DAY OF
RECORDING CERTIFICATE: 9303231/64 Filed for record at the request of the King County Council this 23 day of MRCH , 1993, at 40 minutes past 7 P.m., and recorded in Volume 164 of Plats, Page(s) 7 / 2 , records of King County, Washington.	
<u>Jane Hogue</u> <u>Carolyn Ableman</u> Manager Superintendent of Records	
LAND SURVEYOR'S CERTIFICATE:	
I hereby certify that this plat of THRESHOLD 1 is based upon an actual survey and subdivision of Section 29 Township 23 North, Range 5 East, W.M., that the courses and distances are shown correctly thereon. That the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.	764
WILLIAM E. THOMPSON, III, Professional Land Surveyor	PAGE C
Certificate No. 18100 PAC-TECH ENGINEERING, INC. 6100 SOUTHCENTER BLVD. SUITE 100 SEATTLE, WA., 98188	PAC-TECH Engineering, Inc.
Phone: (206) 243-7112	Engineers / Planners / Surveyors / Environmental Specialists 473-4491 377-2053 243-7112 377-2053 PIERCE COUNTY ENVIRONMENTAL SERVICES KING COUNTY KITSAP COUNTY 2601 South 35th 3640 South Cedar 6100 Southcenter Bivd 3721 Kitsap Vay
E.S. # S90P0107	JOB# 50665-1 SHEET 1 OF 5 Suste 200 Suste A Suste 100 Suste 4 Tacona, WA 98409 Tacona, WA 98409 FAX # 377-2293 FAX # 243-7109 FAX # 377-2293 FAX # 474-5871 FAX # 377-2293 FAX # 243-7109 FAX # 377-2293

PAC-TECH Engineering, Inc.

SHEET 2 OF 5

THRESHOLD SHEET 3 OF 5 TRACT "F", AS SHOWN HEREON, IS SUBJECT TO CLAIM OF OWNERSHIP BY RIGHT OF ADVERSE POSSESSION BY ADJOINING PROPERTY OWNERS, ROY M. BEAMAN AND HARRIET M. BEAMAN, HUSBAND AND WIFE, AND PLATTERS A PORTION OF THE N.W. 1/4 OF THE S.E. 1/4, SECTION 29, HEREBY AGREE THAT FOLLOWING PLAT RECORDING THAT TRACT "F" TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON. WILL BE DEEDED BY SEPARATE INSTRUMENT TO SAID PROPERTY OWNERS. COVENANTS CONCERNING RESIDENTIAL PLAT DO NOT AFFECT TRACT "F" GRAPHIC SCALE TRACT "C", AS SHOWN HEREON, IS TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS, ASSIGN HEREBY DEDICATED TO THE OWNERS, ASSIGNS AND SUCCESSORS OF LOTS 24, AND 25 AND SUCCESSORS OF LOTS 26, 27, 28 AND 29 FOR INGRESS, EGRESS AND UTILITY IN FEET) FOR INGRESS, EGRESS AND UTILITY PURPOSES, SAID LOTS SHALL SHARE ... inch = 50 ft. PURPOSES, SAID LOTS SHALL SHARE AN UNDIVIDED INTEREST IN SAID (SOOS CREEK WATER AND AN UNDIVIDED INTEREST IN SAID TRACT AND IN ANY MAINTENANCE THEREIN. SEWER DISTRICT) TRACT AND IN ANY MAINTENANCE THEREIN. S89"34'07"W 60.01 *60.00*° 83.72 74.01'10.00' → 15' B.S.B.L. 15' B.S.B.L.-TRACT E "Sanitary Sewer Easement N8934'07"E 73.00' B.S.B.L. EASEMENT EASEMENT S89 52'07"W S.E. 169th PL. -53.69'---C17-C1L SANITARY SEWER EASEMENT (SOOS CREEK WATER AND SEWER DISTRICT) EASEMENT (TYPICAL) N89'52'07"E 60.00 N89'52'07"E 60.00' 60.00' N89'52'07'E -10' STORM DRAINAGE EASEMENT 10' STORM DRAINAGE EASEMENT (PRIVATE) UTILITY EASEMENT S88'58'36"E N89'52'07"E (KING COUNTY, SOOS CREEK WATER) CAND SEWER DISTRICT) TRACT H OPEN SPACE ***BIOFILTRATION** 10' WATER MAIN EASEMENT PER A.F.N. 8505150631 IS HEREBY DEDICATED TO -S.E. 170th ST. :-THRESHOLD I HOMEOWNERS 15' N89'52'07'E 334.01 ASSOCIATION FOR OPEN SPACE. 385.44° 30' ROADWAY, EASEMENT PER A.F.Nos. 5424542 AND 6269121 8' ROADWAY EASEMENT · PER A.F.N. 2743280 *32* * IS HEREBY DEDICATED TO TRACT "G" CONTAINS A 15 FOOT WIDE LANDSCAPE AND 70.00' SEE ACCESS DETAIL ON SIGNAGE EASEMENT GRANTED IN FAVOR OF AND MAINTAINED N89°07′53**"**W SHEET 2 OF 5. BY THE THRESHOLD I HOMEOWNERS ASSOCIATION. S88 48'41'E TRACT DETENTION TRACTA N.G.P.E. 70.95 TRACT "D", AS SHOWN HEREON, S89°49'52°E 110.04 IS HEREBY DEDICATED TO THE TRACTS "A" AND "E", AS SHOWN 60.00 HEREON ARE HEREBY DEDICATED TO OWNERS, ASSIGNS AND SUCCESSORS THRESHOLD I HOMEOWNERS ASSOCIATION *35, 36, 37, 38* FOR NATIVE GROWTH PROTECTION PURPOSES. AND 39' F.OR INGRESS, EGRESS AND S00°07'53"E UTILITY PURPOSES, SAID LOTS SHALL N58'50'01"W SHARE AN UNDIVIDED INTEREST IN NOTE: PRIOR TO ISSUING A BUILDING PERMIT FOR LOTS 1-3, 9-25, NO0°25'53"W SAID TRACT AND IN 17S MAINTENANCE THEREIN. AND 32 - 43, THE FOLLOWING SHALL OCCUR: N3879'05"W(R) N43"45"40"E SUBSTANTIAL PROGRESS TOWARD COMPLETION OF ROADWAY AND DRAINAGE IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS (No. Pl857). S89'49'52"E APPROVAL FROM KING COUNTY FIRE PROTECTION EDAIL YES FOR ACCESS TO FIRE HYDRANTS AND ADEQUACY OF FIRE FLOW AS LENGTH RADIUS: CURVE REQUIRED BY KCC 17,08 SHALL EST OBTAINED. 10' SANITARY 35.00 *54.98' 90°00'00'* SEWER EASEMENT 🖫 APPROVAL FROM THE SEATTLE - KING COUNTY DEPARTMENT OF 03.41.09 PUBLIC HEALTH FOR ADEQUACY OF WATER SUPPLY AND SEWAGE 39'45'41' 70.00 DISPOSAL SHALL BE OBTAINED, AS REQUIRED BY KCC 19.32.0200 AND KING COUNTY BOARD OF HEALTH RULES AND REGULATIONS 70.00' No. 3. *54°40'40"* 33.40'

20 32 41" 42.00 20.88' 28'29'21" 42.00*.. 29'33'02" 42.00' 29'33'02" C16 08'38'10" 90'00'00" 53.41 90'00'00" 34.00 41'04'12" 70.00' 49*55'48" 69°35′18" 28*56'41" *57'23'52"* 42.07 *42.00' 5717'45" 42.00*′ 15°15'01" 91°00′00″ 63.53. *133*53'33"* . 10.00'

50.00

55.00'

55.00'

55.00"

35.00′.

44.36' 72'37'13"

THE 10.00 FOOT WIDE UTILITY EASEMENT AS SHOWN
ON THE FACE OF THIS PLAT IS HEREBY DEDICATED
FOR THE PURPOSES SHOWN HEREON.

1.00' ----

CENTERLINE OF PUGET

OF UNSPECIFIED WIDTH

PER A.F.N. 3038466

LIGHT COMPANY EASEMENT

BASIS OF BEARING

ASSUMED NORTH 89'16'08"EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29.

THE 5.00 FOOT WIDE SIDEWALK EASEMENT SHOWN ON THE FACE

OF THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC.

LEGEND

DENOTES KING COUNTY STANDARD MONUMENT AND/OR CASE SET FOR THIS SURVEY.

DENOTES BUILDING SETBACK LINE.

SURVEYOR'S NOTES:

1. TRAVERSE PROCEDURES UTILIZED.
2. 1" TOTAL STATION UTILIZED.

3. ALL LOT CORNERS ARE MARKED WITH 24"-5/8" REBAR

WITH I.D. P.L.S. NO. 18100.

4. ALL FRONT CORNERS ARE REFERENCED BY PK NAIL IN CURB ON LOT LINE EXTENSION.

PAC-TECH Engineering, Inc.

Engineers / Planners / Surveyors / Environmental Specialists

473-4491 377-2053 243-7112 377-2053
PIERCE COUNTY 2601 South 35th Surte 200
Surte 200
Tacona, VA 98409 Tacona, VA 98409 Seattle, VA 98188 FAX # 474-5871 FAX # 377-2293

PAC-TECH Engineering, Inc.

377-2053 KITSAP COUNTY
3721 KITSAP COUNTY
3721 KITSAP COUNTY
3721 KITSAP Vay
Surte 4
Brenertoa, VA 98312
FAX # 377-2293
FAX # 243-7109
FAX # 377-2293

JOB# 50665-1 SHEET 3 OF 5

-12' WATER EASEMENT

DP0107

*37**49*17"

*92*43′30"*

76 38 27"

13*21'33"

90'00'00"

91'00'00"

12.82'

THRESHOLD

SHEET 5 OF S

A PORTION OF THE N.W. 1/4 OF THE S.E. 1/4, SECTION 29, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON,

DEDICA TION:

hereby subdivded, hereby declare this plat to be the graphic representation of the subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes; not inconsistent with the use thereof for the public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets and avenues, and further dedicate to the use of the public all the easements and tracts shown on this plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this plat as being dedicated or conveyed to a person or entity other than the public, in which case we do hereby dedicate such streets, easements, or tracts to the person or entity and for the purpose stated. Further, the undersigned owners of the land hereby subdivided waive for themselves, their heirs and assigns and any person of entity deriving title from the undersigned, any and all claims for damages against King County, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this subdivision other than claims. resulting from inadequate maintenance by King County. Further, the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigns to indemnify and hold King County, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this subdivision or by establishment, construction or maintenance of the roads within this subdivision. Proyided, this waiver and indemnification shall not be construed as releasing King County, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of King County, its successors or assigns. This subdivision, dedication, waiver of claims and agreement to hold harmless is made assigns. This subdivision, aeaication, waiver or claims and where with the desires of said owners.

THRESHOLD HOUSING, NON-PROFIT CORPORATION. CONSTRUCTION FINANCE, WASHINGTON MUTUAL SAVINGS BANK Sets I Sternetzher 20 PETER H. STERNITZKY, VICE PRESIDENT JAMES G. PIRIÉ, VICE PRESIDENT AS INDIVIDUALS. Harrett M. Deaman ROY M. BEAMAN, HUSBAND

ACKNOWLEDGEMENT:

State of Washington

County of KING certify that I know or have satisfactory evidence that M. Caral Levis and Gam N. Ackermen signed this instrument, on oath stated that (M) authorized to execute the

HARRIETT M. BEAMAN, WIFE

instrument and acknowledged it as the biss. Coming and Secretary of The The Housing, a non-pull corporation to be the of such party for the uses and purposes mentioned in the instrument.

March 17, 1993 Signature of Notary Public Draws A. Heagens Title NoTery Public

State of Washington Peter H. Sternitzky County of King certify that I know or have satisfactory evidence that and James G. Pirie signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the VICE President and ASST. Vice President of Washington Mutual Savings Bank free and voluntary act of such party for the uses and purposes mentioned in the instrument.

> Dated March 18, 1993 Notary Public Kalen in Junn Title Notary Public

I certify that I know or have satisfactory evidence that <u>Koy M and Harriett M Beamun</u> signed this instrument; on oath stated that (he 7site) was authorized to execute the instrument and acknowkledged it as the ____ndividualS

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET. LIGHT COMPANY, U.S. WEST COMMUNICATIONS, WASHINGTON NATURAL GAS COMPANY, T.C.I. CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUITS, CABLES AND WIRE WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRICAL CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED UPON ANY LOTS UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING. ALSO, EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR THE PURPOSE OF UTILITIES AND DRAINAGE.

GENERAL NOTES:

1: "BUILDING SETBACKS AND NATIVE GROWTH PROTECTION EASEMENTS: RESIDENTIAL BUILDING FOUNDATIONS ARE PROHIBITED BEYOND THE BUILDING SETBACK LINES, WITHIN THE 100 YEAR FLOOD PLAINS (IF APPLICABLE), AND WITHIN THE NATIVE GROWTH PROTECTION EASEMENTS (NGPE) AS SHOWN.

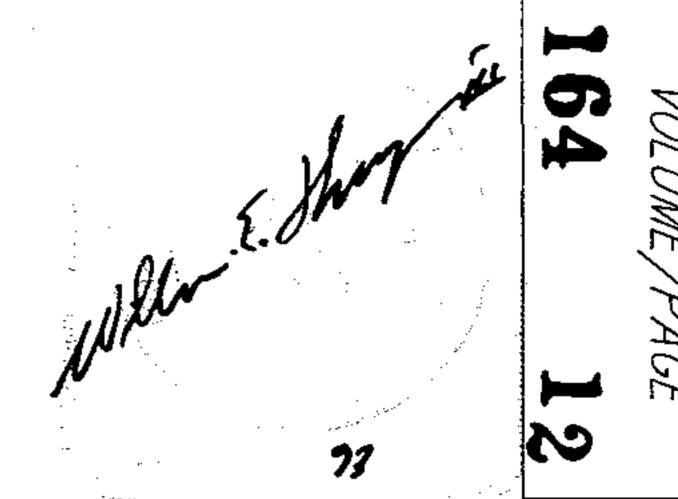
DEDICATION OF AN NGPE CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF LAND SUBJECT TO THE EASEMENT OBLIGATION, ENFORCEABLE ON THE BEHALF OF THE PUBLIC BY THE KING COUNTY TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION WITHIN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM KING COUNTY, WHICH PERMISSION MUST BE OBTAINED IN WRITING FROM THE KING COUNTY LAND USE DIVISION OR ITS SUCCESSOR AGENCY. ...

BEFORE BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION, OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE NGPE, THE COMMON BOUNDARY BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE MARKED TO THE SATISFACTION OF KING COUNTY.

ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS P1857 ON FILE WITH KING COUNTY LAND USE DIVISION. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION

MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENTS AS SHOWN ON APPROVED CONSTRUCTION DRAWING PI857 ON FILE WITH KING COUNTY LAND USE DIVISION.

- INDIVIDUAL STORM DRAIN STUBOUTS ARE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- LOTS 34 THROUGH 42 ARE WITHIN THE FILL BOUNDARY (PRIOR FILL AREA) AND REQUIRE ADDITIONAL GEOTECHNICAL STUDIES PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- PERIMETER FOOTING DRAINS ARE REQUIRED FOR LOTS 32 THROUGH 34.
- THE 5.00 FOOT WIDE SIDEWALK EASEMENT SHOWN ON THE FACE OF THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC. THE 10.00 FOOT WIDE UTILITY EASEMENT AS OWN ON THE FACE OF THIS PLAT IS HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.







JOB# 50665-1 SHEET 5 OF 5 Tacoma, VA 98409 Tacoma, VA 98409 FAX # 474-5871 FAX # 377-2293

STEWART TITLE COMPANY

"A Tradition of Excellence"

FILED FOR RECORD AT REQUEST OF

THIS SPACE PROVIDED FOR RECORDER'S USE

WHEN RECORDED RETURN TO

Name Gary N. Ackerman, Foster Pepper & Shefelman

Address 1111 Third Avenue #3400

City, State, Zip Seattle , WA 98101

Quit Claim Deed

LPB No. 127

THE GRANTOR

Threshold Housing, a non-profit corporation

conveys and quit claims to Roy and Harriett Beaman, husband and wife,

the following described real estate, situated in the County of together with all after acquired title of the grantor(s) therein:

State of Washington:

a non-profit corporation

Tract F, of Threshold I, according to the plat thereof recorded in Volume 164 of Plats, Page 8 through 12, inclusive, in King County, Washington.

Exhibit 7

My appointment expires

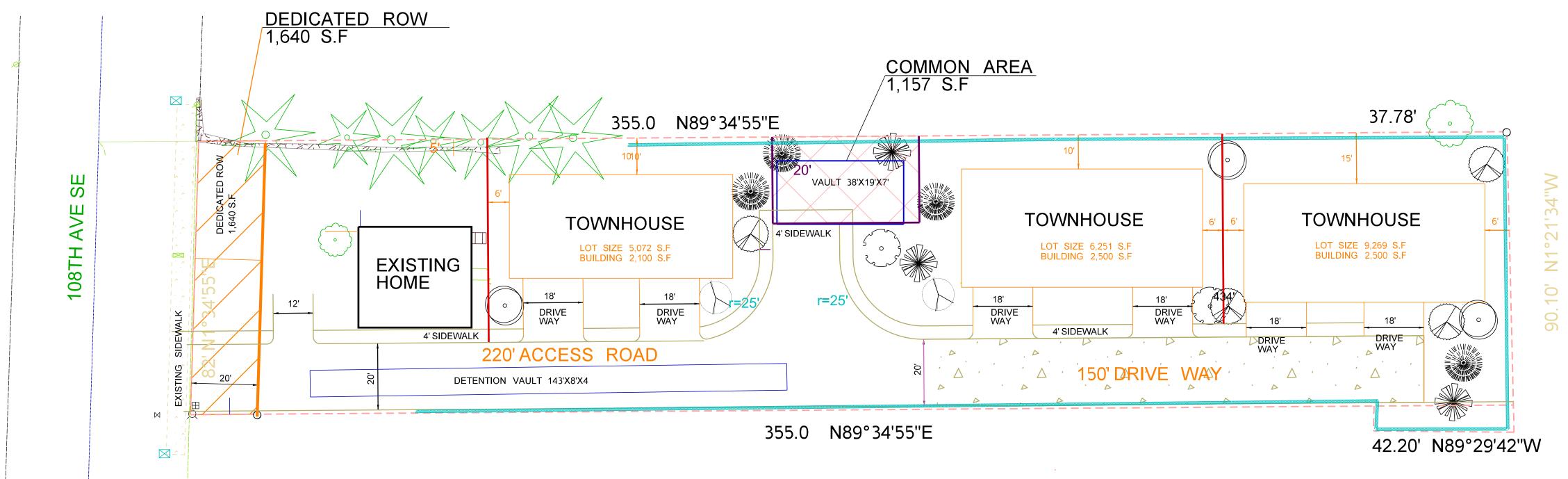
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My appointment expires 3-1-27

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County			96	Willi	am
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Notary	Public in and for	the State of Wa	shington,	23 , 23,	

NW 1/4 SE 1/4 OF SEC.29, T. 23N, R. 05E, W.M.



SCALE IN FEET

PROPERTY OWNER:

ZHAO SU & YING WEI 16828 108TH AVE SE RENTON, WA 98055

TAX PARCEL NUMBER: 2923059038

LEGAL DESCRIPTION OF SITE

PARCEL A: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, WITH THE EAST LINE OF THE JOHN F. BENSON ROAD; THENCE EAST ALONG SAID NORTH LINE OF THE SAID SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 355 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SAID JOHN J. BENSON ROAD, 82 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 355 FEET TO THE EAST LINE OF SAID JOHN F. BENSON ROAD; THENCE NORTH ALONG SAID EAST LINE OF SAID ROAD, 82 FEET TO THE POINT OF BEGINNING.

PARCEL B: TRACT F OF THRESHOLD 1, AS PER PLAT RECORDED IN VOLUME 164 OF PLATS, PAGES 8 THROUGH 12, INCLUSIVE, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.

SQUARE FEET (SF) AREAS

SITE INFORMATION

TOTAL LOT SIZE 32,661 10,890 POLLUTION GENERATED IMPERVIOS SURFACE NON-POLLUTION GENERATED IMPERVIOS SURFACE 7,100 EXISTING IMPERVIOS SURFACE 3,436 PROPOSED LANDSCAPING AREA 1,1235

EARTHWORK QUANTITIES

CUT: 2,715 CUBIC YARD

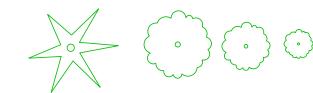
(INCLUDED VAULT EXCAVATION AND DRAINAGE)

FILL: 1,123 CUBIC YARD

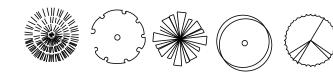
QUANTITIES ARE FOR REFERENCE ONLY.

CONTRACTOR SHALL CONFIRM EARTHWORK VOLUMES TO THEIR SATISFACTION.

EXISTING TREE



PROPOSED TREE



PROPOSED BLOCK WALL

LEGEND

DRIVE WAY



DEDICATED ROW

COMMON AREA

CALL 2 WORKING DAYS BEFORE YOU DIG 1-800-424-5555

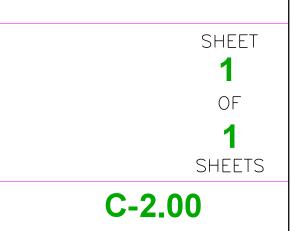
FIELD BOOK: SURVEYED:_ SURVEY BASE MAP: J.W DESIGN ENTERED: S.W DESIGNED S.W CHECKED:



TANDEM ENGINEERING CONSULTANT INC 8822 NE 178TH ST BOTHELL, WA 98011

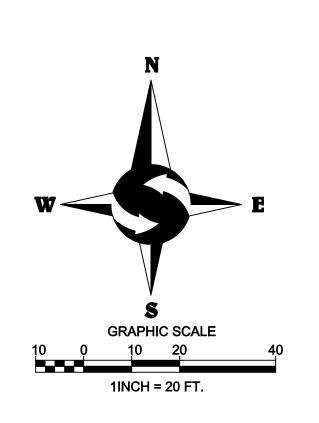


168 DEVELOPMENT 16828 108TH AVE SE RENTON, WA 98055



CITY OF RENTON		N	REC	ORDING NO.	VOL./PAGE
SHORT PLAT					
RENTON, WA				15°1' 10°1' 20°1'	5 Zeith St. \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
LUAXX-XXXXX	/ N89°16'55"E	NCRETE MONUMENT IN CASE		5 156th	St. 166th St. 25 166th Pl. 35 167
LND-XX-XXXX	√ 2657.99'	THE INTERSECTION OF 116TH SEE & SE 168TH ST	> E	S 31 td St. Syntat Ct.	Cross & Crown
OWNER'S DECLARATION:	N: 1	CS DES: 3796 67,989.612 305,752.756		5 32nd PI 5 32nd PI 6 5 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	00 Domino's Pizza 55 S£ 169th PI 55 169th St (1)
WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT	TO =			S 32nd St. Wells Ave.	SE 170th St SE Cascade Shopping Center (a)
RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SOUR HANDS AND SEALS.	986	S S		S 34th PI (515)	## Renton CrossFit ○ ## SE 172nd St ○ ## SE 172nd St ○ ## SE 172nd Ln SE
ZHAO SU		CRETE MONUMENT IN CASE GRAPHIC SCALE	60	ie S	(15) SE 173rd SE
ZHAO SU	\ AVE	HE INTERSECTION OF 116TH 15 0 15 30 SE & SE 176TH ST S DES: 3809		VICINITY MAP VICINITY MAP NTS or thread Horness .	SE174th St. 175th St.
YING WEI YING WEI	N: 16	5,330.894 1INCH = 30 FT. 05,670.425			FOUND REBAR & "18100" CAP
NOTARY:	18.57				0.2' S & 0.1' W
STATE OF WASHINGTON)	ິກ N89°34'55"E	N89°34'55"E 334.98'			N89°34′54″E 48.00′ 37.38′
) ss. COUNTY OF KING)	30.02'	85.43' SO 44.00'	SO.3	5.00'	40,00
ON THIS DAY PERSONALLY APPEARED BEFORE ME ZHAO SU TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE WITHIN	H S S S S S S S S S S S S S S S S S S S	95 S COMMON A គឺ	F, 94°		
AND FOREGOING INSTRUMENT, AND ACKNOWLEDGES THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES	AVE 15'.58"W FOT 1	S89°34′55 LOT 2 5,072 S.F.	0.1.00	OT 3 52 S.F. 60.9	LOT 4
AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF	89' 294. 15' 294. 15' 294. 15' 294. 15' 294. 15' 294. 15' 294. 15' 29' 81' 42' 58''W 60.99'	00° 00° 00° 00° 00° 00° 00° 00° 00° 00°	°25.05'	4: D5 IE	9,269 S.F.
, 2015.	108 81.96 90 DW DE ING #,	R=25.00' L=39.27'	ที่ R=25.00' L=39.27'		0.10°
SIGNATURE:	10 N1°42'58"E 81. 20' X 82' ROW I RECORDING	D=90°00'00" 60.43'		°34'55"E	
NAME AS COMMISSIONED:	20'.> RE	N89°34'55"E 129.25' ACCESS ROAD 5,060 S.F.	21. N0°25	90.00'	
TITLE: MY APPOINTMENT EXPIRES:). <u>2</u>	200.04'	00'	134.95'	7.7.
	FOUND REBAR & "6434" CAP	N89°34'55"E 334.98'			°
NOTARY: STATE OF WASHINGTON)	0.2' S				1403 53 42 AA
) ss. COUNTY OF KING)					
ON THIS DAY PERSONALLY APPEARED BEFORE ME YING WEI TO ME KNOWN					
TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGES THAT HE/SHE SIGNED			SURVEY REFERENCES		
THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.		O	CITY OF RENTON PLAT AS RECOI 199303231164	RDED UNDER KING COUNTY RECO	RDING NO.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF, 2015.		0°07'06	WCCS MONUMENT DATABASE		
SIGNATURE:			PLAT NOTES		
NAME AS COMMISSIONED:			TOTAL AREA IN ACRES OF PROPO		
TITLE:		2 MONUMENTS 0.5' APART IN	PROPOSED NUMBER OF LOTS - ZONING OF THE SUBJECT SITE -		
MY APPOINTMENT EXPIRES:) / · · · · · · · · · · · · · · · · · ·	SAME CASE 334.01'	PROPOSED SQUARE FOOTAGE (GROSS AND NET) OF EACH LOT (NI	
APPROVAL	N89	P*52'54"E	NARROWER THAN 80% OF THE M LOT 1 - 4,125 S.F.	SS EASEMENTS AND THOSE PORTI INIMUM LOT WIDTH):	ONS OF THE LOT
CITY OF RENTON ADMINISTRATOR PUBLIC WORKS DEPARTMENT			LOT 2 - 5,072 S.F. LOT 3 - 6,252 S.F. LOT 4 - 9,269 S.F.		
EXAMINED AND APPROVED THISDAY OF , 2015	ORIGINAL LEGAL DESCRIPTION PARCEL A:		SQUARE FOOTAGE OF LAND IN C	RITICAL AREAS - 0	
	THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAS OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., DESCI FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE	RIBED AS	SQUARE FOOTAGE OF LAND IN C	RITICAL AREA BUFFERS - 0	
ADMINISTRATOR	SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER SOUTHEAST QUARTER OF SAID SECTION 29, WITH THE EAST LINE (OF THE OF THE JOHN		UBLICLY DEDICATED STREETS - 1,	
KING COUNTY DEPARTMENT OF ASSESSMENTS	F. BENSON ROAD; THENCE EAST ALONG SAID NORTH LINE OF THE HALF OF THE NORTHWEST QUARTER OF THE QUARTER 355 FEET; THENCE SOUTH PARALLEL WITH THE EAST LIN	SOUTHEAST	SQUARE FOOTAGE OF LAND IN P	RIVATE ACCESS EASEMENTS - 5,0 TY PERMITTED BY CODE - 6.7	60 S.F.
EXAMINED AND APPROVED THISDAY OF,2015	SAID JOHN J. BENSON ROAD, 82 FEET; THENCE WEST PARALLEL W NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST	ITH THE QUARTER OF	BASIS OF BEARINGS	THE ENGINEER BY GODE * 6.7	
	SAID SECTION 355 FEET TO THE EAST LINE OF SAID JOHN F. BENSO THENCE NORTH ALONG SAID EAST LINE OF SAID ROAD, 82 FEET TO OF BEGINNING.		HORIZONTAL DATUM: WASHINGTO		- · - · · · • · · · · · · · · · · · · · · ·
ASSESSOR	PARCEL B:		ZONE, NAD 83/91, AS ESTABLISHE FACTOR 1.0000000.	D BY SURVEY REFERENCE #1, COI	MBINED GRID
DEPUTY ASSESSOR	TRACT F OF THRESHOLD 1, AS PER PLAT RECORDED IN VOLUME 10 PAGES 8 THROUGH 12, INCLUSIVE, RECORDS OF KING COUNTY AU				PROJECT#: 15-041 SHEET: 1 OF 1
ACCOUNT NUMBER: 801110-0120	SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WA	SHINGTON.		NW 1	/4, SE 1/4, SEC 29, TWP 23N, RNG 5E, W.M.
RECORDER'S CERTIFICATE	SURVEYOR'S CERTIFICATE	SHORT SUBDIVISION	N. WOLDEN		
FILED FOR RECORD THIS DAY OF, 2015 AT M IN BOOK OF SURVEYS, PAGE AT THE REQUEST OF SITE	THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE	160 DEVEL ODNAENT			Site
SURVEYING, INC.	REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF 168 DEVELOPMENT IN AUGUST 2015	168 DEVELOPMENT	OORP 20		
		16828 108TH AVE SE	38964 PO STERE STORY OVAL LAND	S	urveying, Inc.
MANAGER SUPT. OF RECORDS	CERTIFICATE NO.: 38964	RENTON, WA 98055	- OVAL LAND		21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412
	<u> </u>	© 2015, SITE SURVEYING, INC., ALL RIGHTS RESERVED	Ammuni Marian Manian Marian Marian Marian Marian Manian Marian Manian Manian Ma	<u> </u>	

Exhibit 9



RIM = 442.56' LID LOCKED

RIM = 424.72' INV N-S = 412.2'

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 29, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE
NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 29, WITH THE EAST LINE OF THE JOHN F. BENSON ROAD; THENCE EAST ALONG
SAID NORTH LINE OF THE SAID SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER 355 FEET; THENCE SOUTH PARALLEL WITH THE
EAST LINE OF THE SAID JOHN J. BENSON ROAD, 82 FEET; THENCE WEST PARALLEL WITH
THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 355 FEET TO THE EAST LINE OF SAID JOHN F. BENSON ROAD; THENCE NORTH
ALONG SAID EAST LINE OF SAID ROAD, 82 FEET TO THE POINT OF BEGINNING.

PARCEL B: TRACT F OF THRESHOLD 1, AS PER PLAT RECORDED IN VOLUME 164 OF PLATS, PAGES 8 THROUGH 12, INCLUSIVE, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HORIZONTAL DATUM: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/91, AS ESTABLISHED BY SURVEY REFERENCE #1, COMBINED GRID FACTOR

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC. 21923 NE 11TH STREET SAMMAMISH, WA 98074

PROPERTY OWNER: ZHAO SU & YING WEI 16826 108TH AVE SE

RENTON, WA 98055

PHONE: 425.298.4412

TAX PARCEL NUMBER: 292305-9038

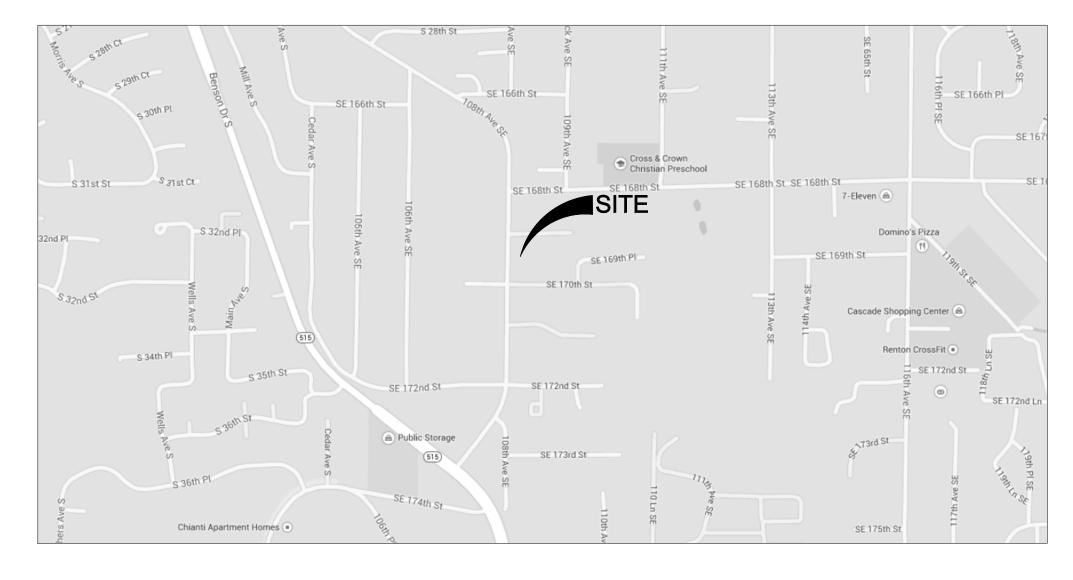
PROJECT ADDRESS: 16826 108TH AVE SE

RENTON, WA 98055

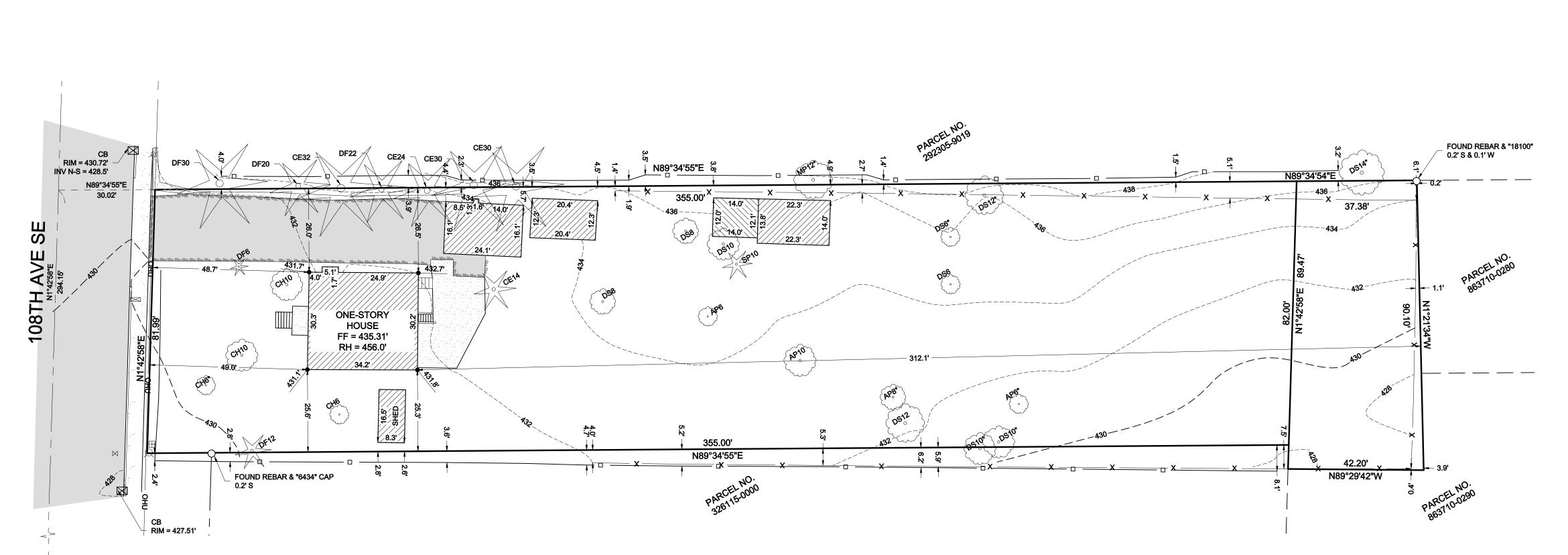
ZONING: R-14

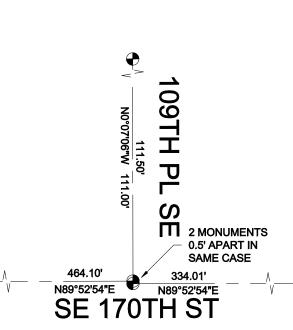
JURISDICTION: CITY OF RENTON

PARCEL ACREAGE: 32,661 S.F. (± 0.750 ACRES)
AS SURVEYED



VICINITY MAP





GENERAL NOTES

- 1. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NPL 352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- 3. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF
- UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- 4. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE

VERTICAL DATUM & CONTOUR INTERVAL



ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON FOUND BENCHMARK PER THE GSOW WEBSITE

POINT ID - RENT1915 ELEV = 380.839' (NAVD 88)

THE MARK IS A 3" IRON PIPE WITH A BRASS DISK ON THE WEST SIDE OF BENSON ROAD AT THE INTERSECTION OF 108TH AVENUE SE

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- POWER METER
- UTILITY POLEGAS METER
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE

 WATER VALVE
- C FIRE HYDRANT
- **⊞** WATER METER
 - APPROXIMATE LOCATION SANITARY
- (UNLESS OTHERWISE NOTED)

(UNLESS OTHERWISE NOTED)

SEWER LINE, PER REF. NO. 2

- SD— APPROXIMATE LOCATION STORM DRAIN LINE, PER REF. NO. 2
- OHP— OVERHEAD POWER
 OHIL— OVERHEAD UTILITIES

- X— CHAINLINK FENCE—□— WOOD FENCECONCRETE WALL
- ROCKERY
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- AP APPLE
 CE CEDAR
- DF DOUGLAS FIR
 DS DECIDUOUS
- DS DECIDUOUS

 MP MAPLE
- SP SPRUCE
 * DENOTES MULTI-TRUNK

PROJECT NO. 15-041

SHEET

OGRAPHIC SURV

23N,

29,

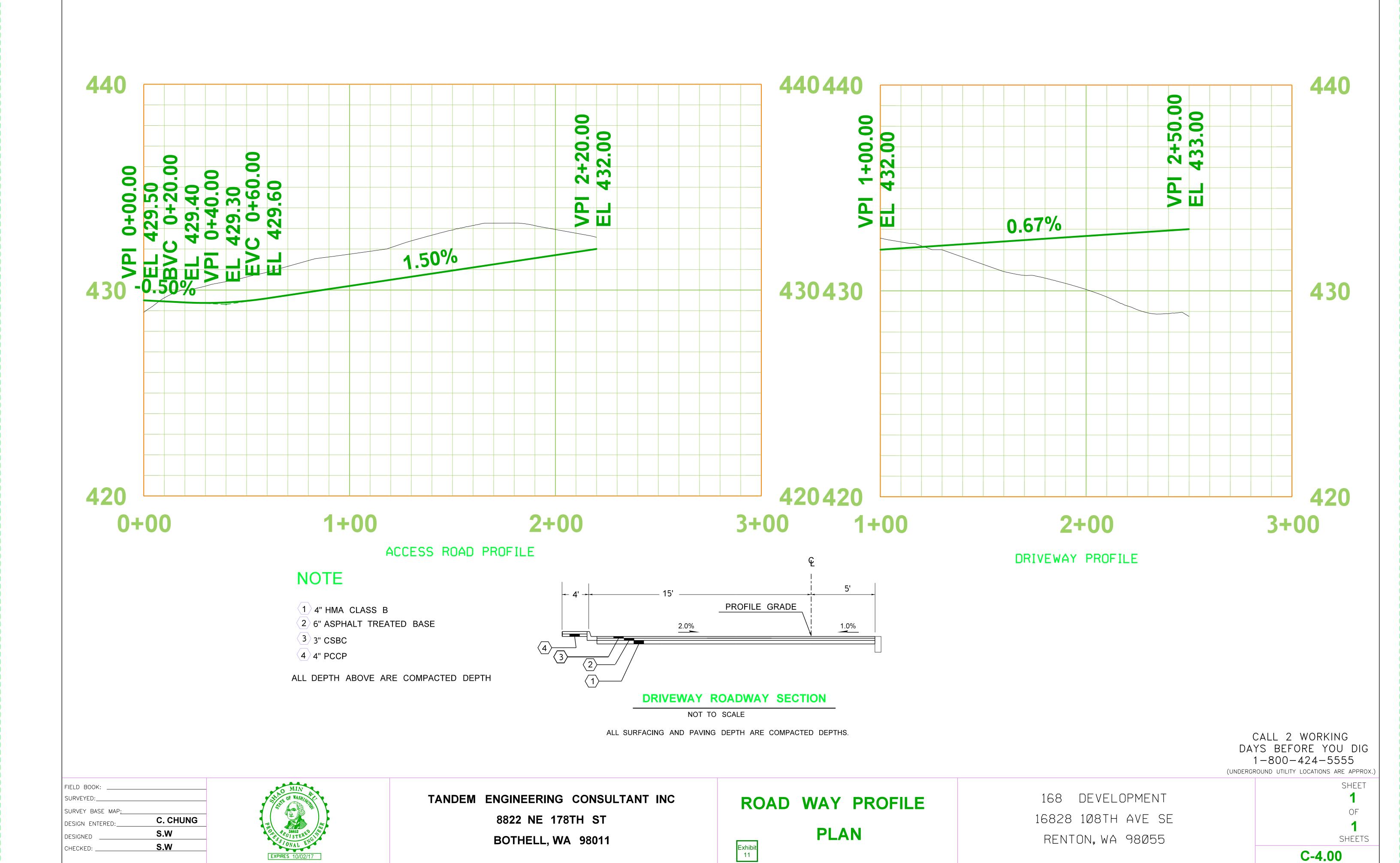
 $\overline{}$

SE

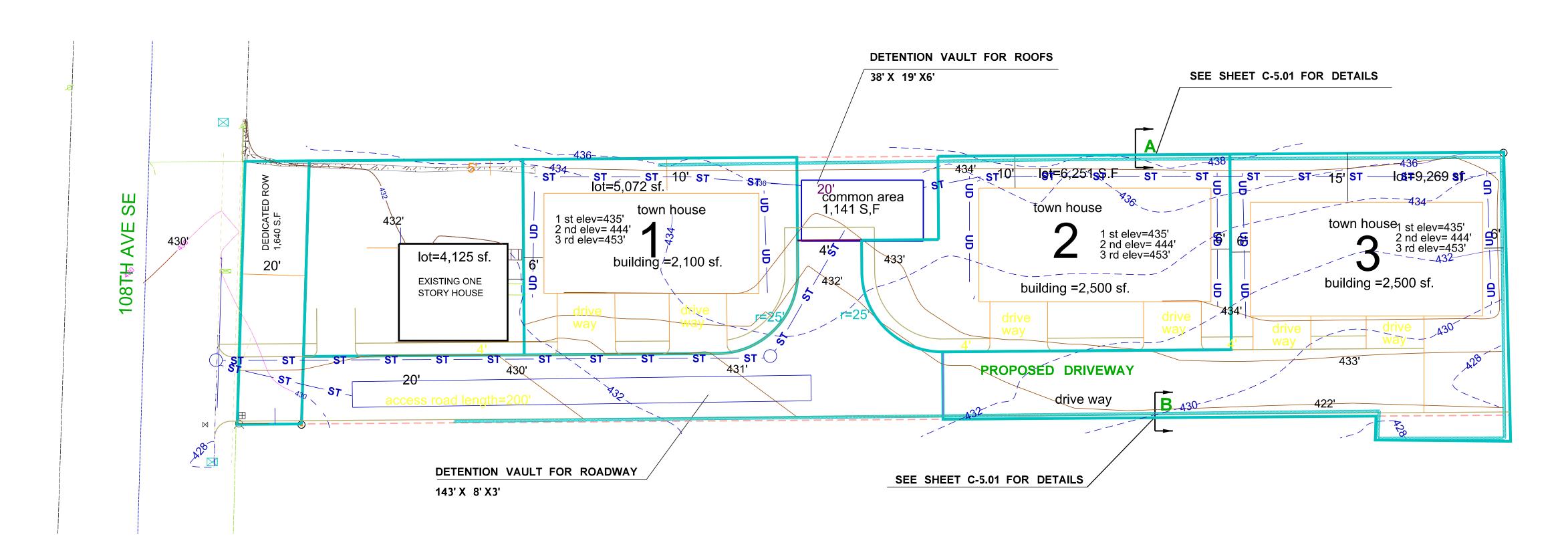
DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 3-5-2015

OF 1

Exhibit

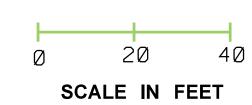


NW 1/4 SE 1/4 OF SEC.29, T. 23N, R. 05E, W.M.



LEGEND

EXISTING CONTOUR LINE ----PROPOSED CONTOUR LINE ----PROPOSED LOT BOUNDARY ----RETAINING WALL



CALL 2 WORKING
DAYS BEFORE YOU DIG
1-800-424-5555
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

FIELD BOOK:

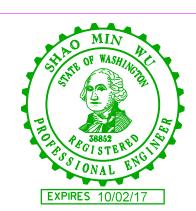
SURVEYED:

SURVEY BASE MAP:

DESIGN ENTERED:

DESIGNED

CHECKED:



TANDEM ENGINEERING CONSULTANT INC
8822 NE 178TH ST
BOTHELL, WA 98011

GRADING ELEVATIONS

AND PLAN

Exhibit 12 168 DEVELOPMENT 16828 1Ø8TH AVE SE RENTON, WA 98Ø55 SHEET

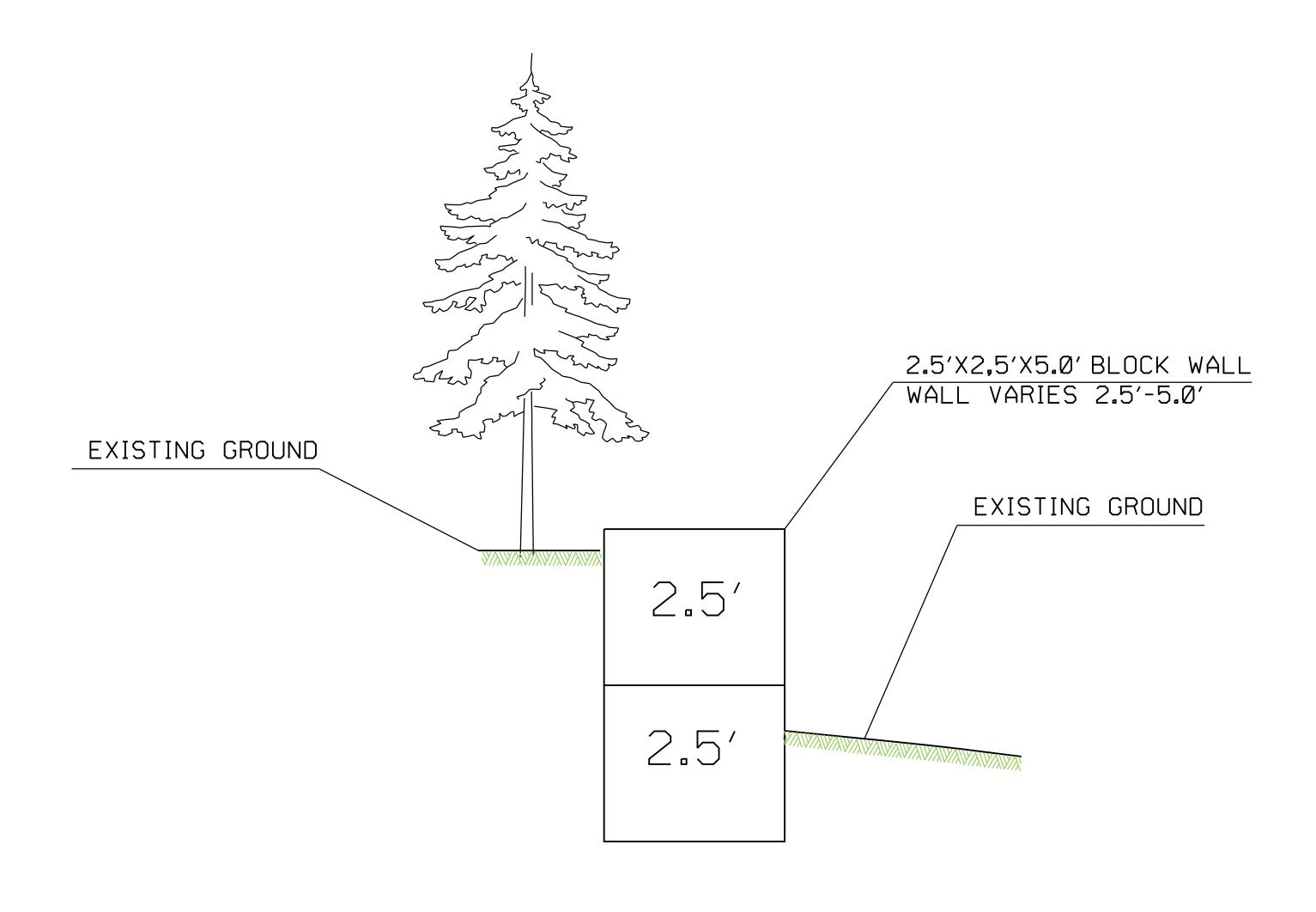
1

OF

2

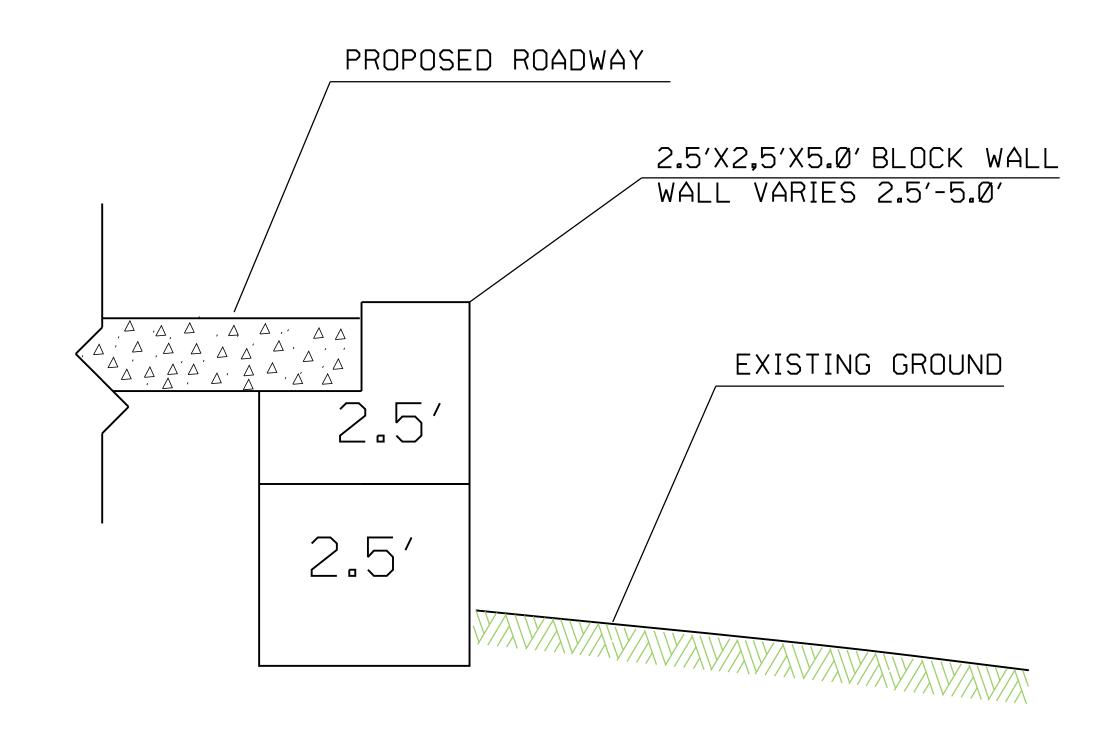
SHEETS

C-5.00



BLOCK WALL A CROSS SECTION

NOT TO SCALE



BLOCK WALL B CROSS SECTION

NOT TO SCALE

CALL 2 WORKING
DAYS BEFORE YOU DIG
1-800-424-5555

FIELD BOOK:

SURVEYED:

SURVEY BASE MAP:

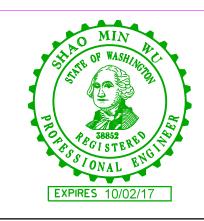
DESIGN ENTERED:

DESIGNED

S.W

CHECKED:

S.W



TANDEM ENGINEERING CONSULTANT INC
8822 NE 178TH ST
BOTHELL, WA 98011

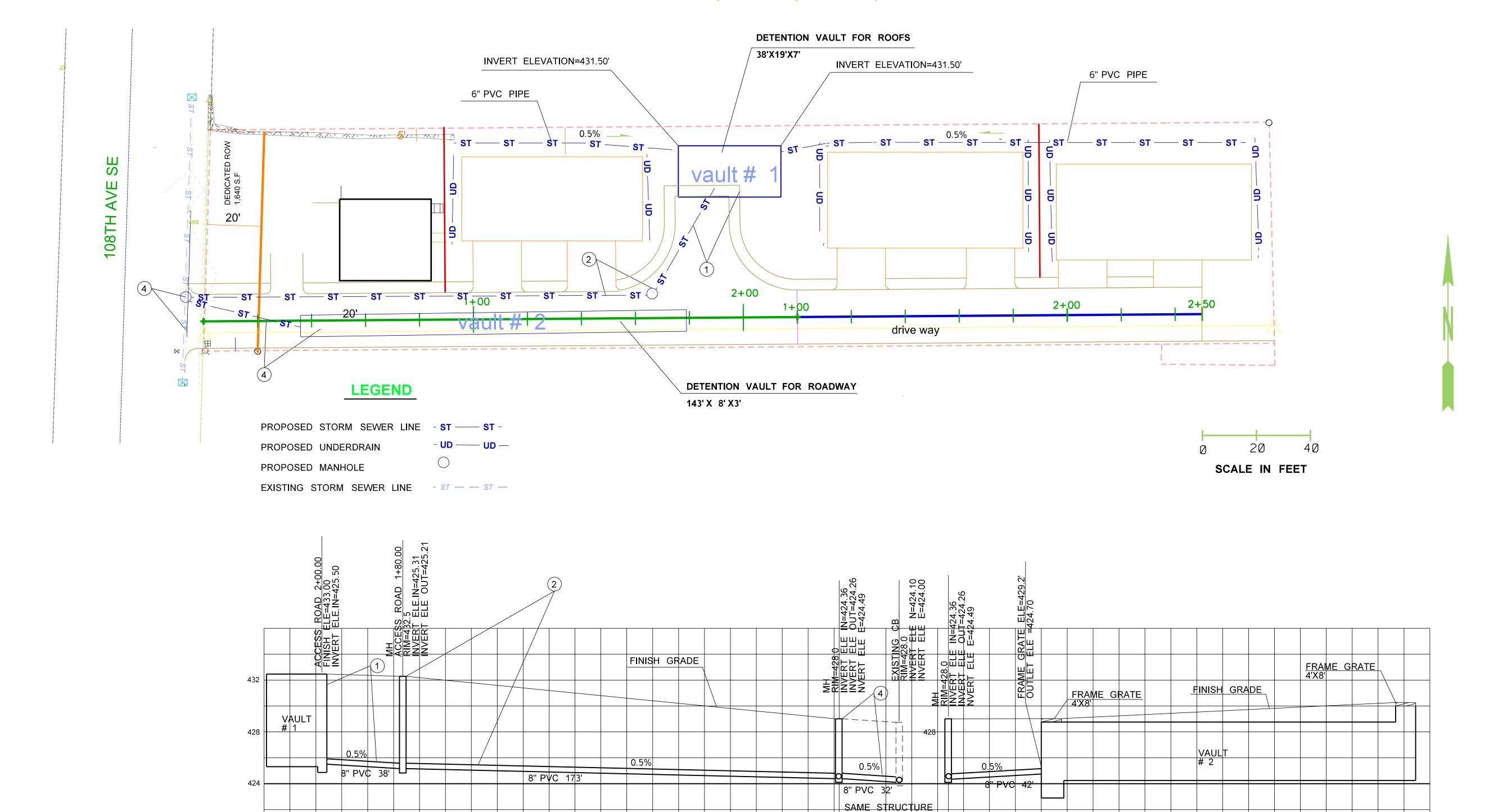
BLOCKWALL CROSS

Exhibit 13 SECTION

168	DEVELO	OPMEI	VТ
16828	1Ø8TH	AVE	SE
RENT	ON, WA	9805	55

SHEET
2
OF
2
SHEETS
C-5.01

NW 1/4 SE 1/4 OF SEC.29, T. 23N, R. 05E, W.M.



DRAINAGE PROFILE

CALL 2 WORKING
DAYS BEFORE YOU DIG
1-800-424-5555
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



TANDEM ENGINEERING CONSULTANT INC
8822 NE 178TH ST
BOTHELL, WA 98011

DRAINAGE PLAN

280

Exhibit 14

168	DEVEL(OPMEI	NT
16828	1Ø8TH	AVE	SE
RENT	ON. WA	9805	55

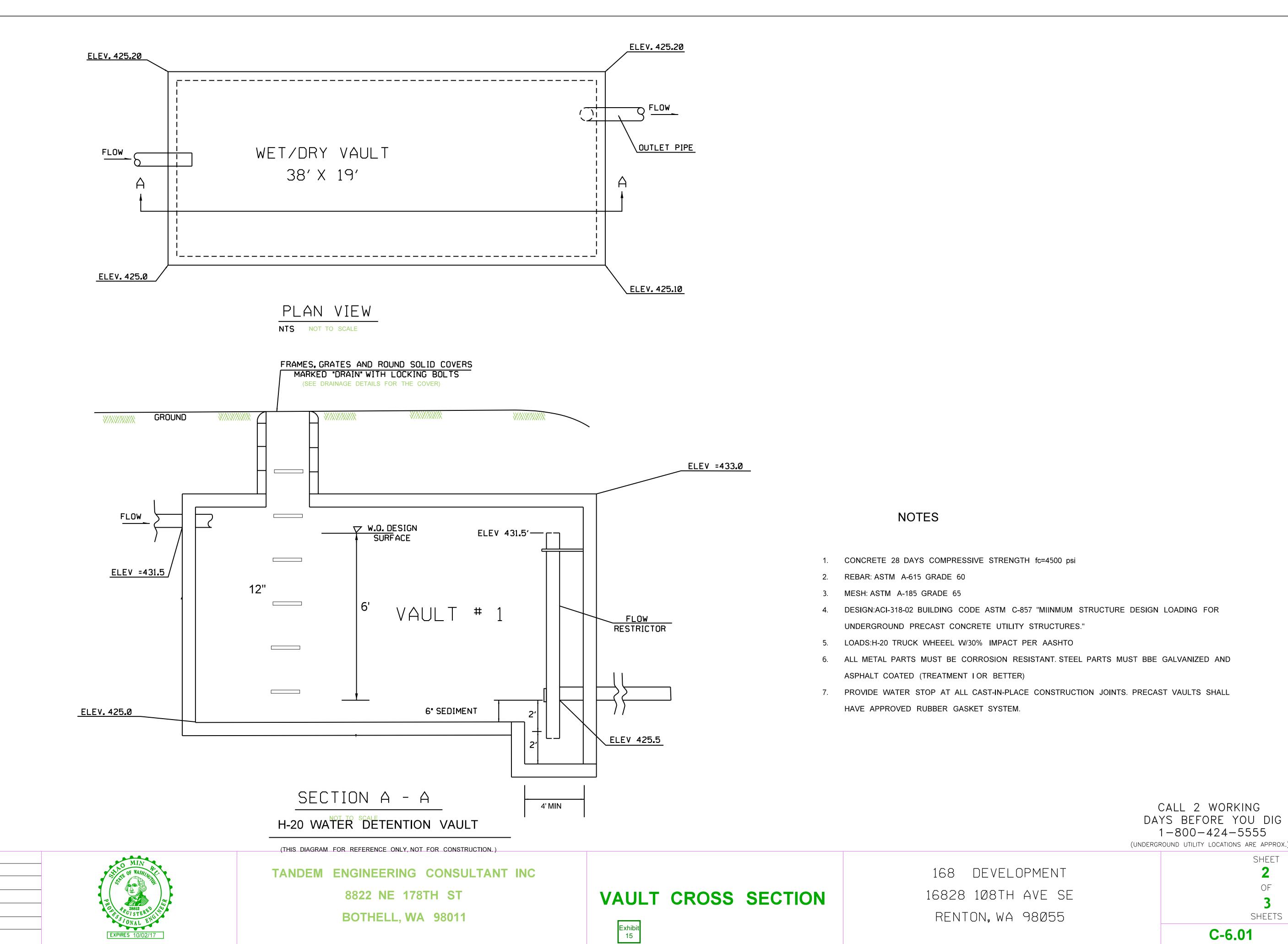
SHEET

1

OF

3
SHEETS

C-6.00



FIELD BOOK: __

SURVEY BASE MAP:

DESIGN ENTERED:

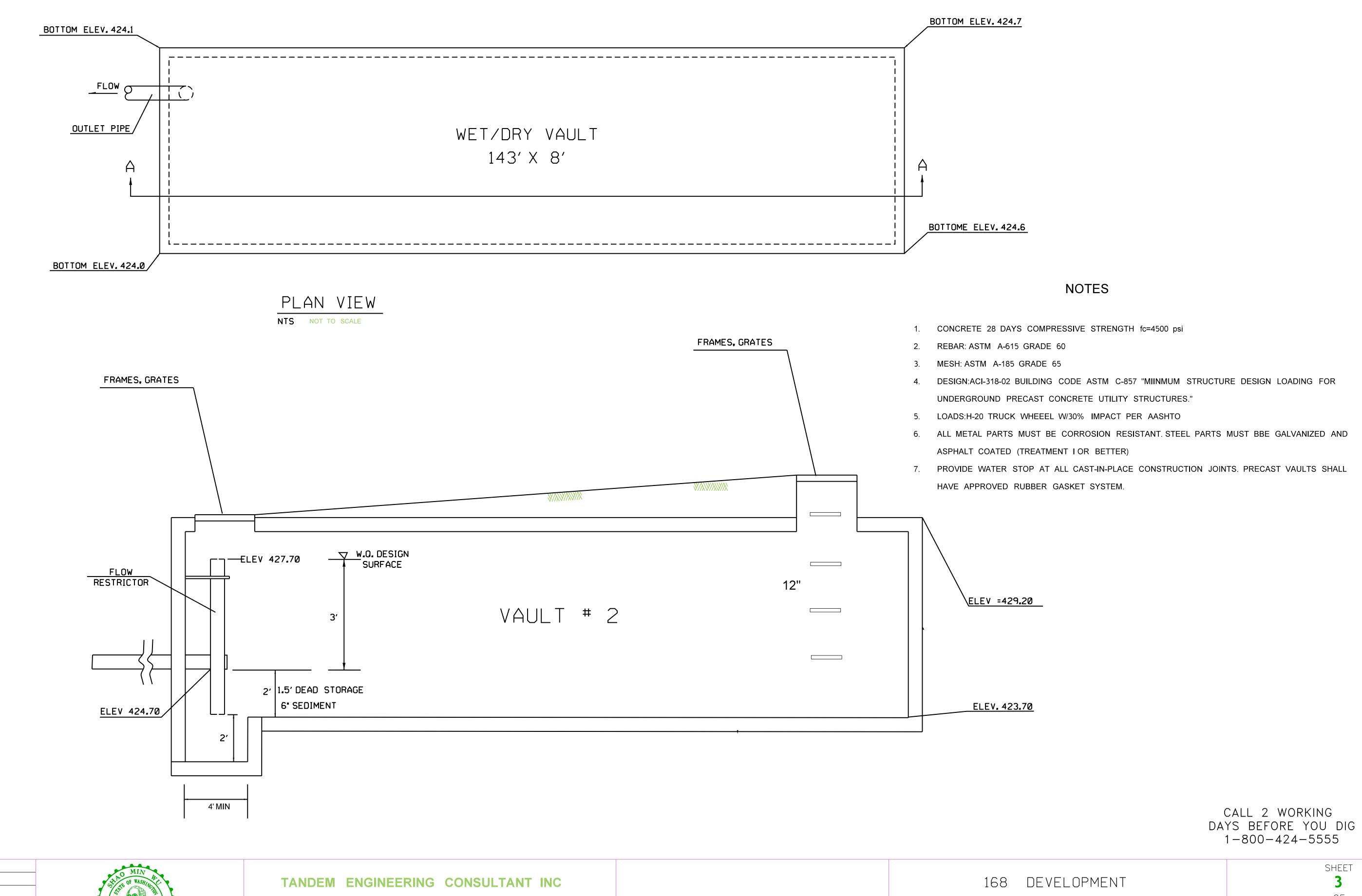
SURVEYED:_

CHECKED:

C-6.01

SHEET

SHEETS



FIELD BOOK:

SURVEYED:

SURVEY BASE MAP:

DESIGN ENTERED:

DESIGNED

CHECKED:

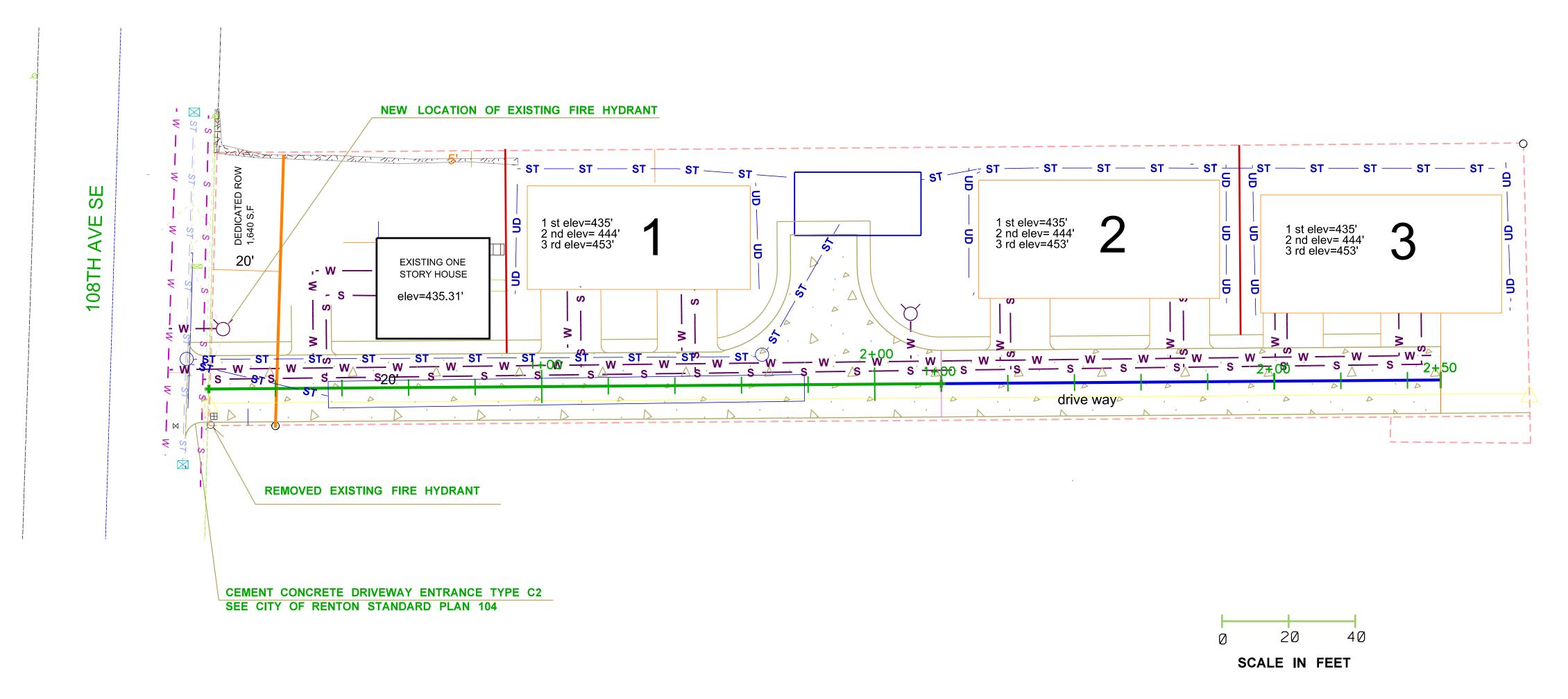
S.W



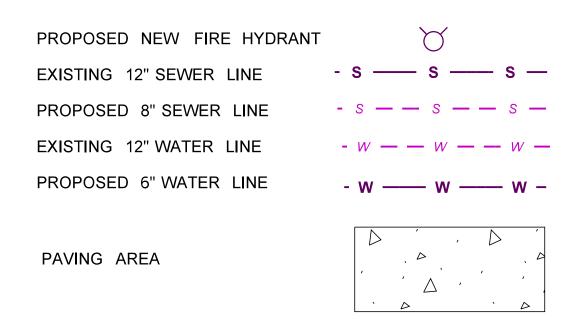
TANDEM ENGINEERING CONSULTANT INC 8822 NE 178TH ST BOTHELL, WA 98011

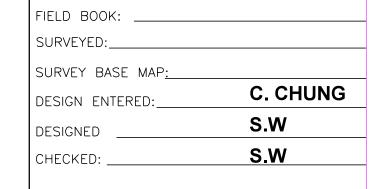


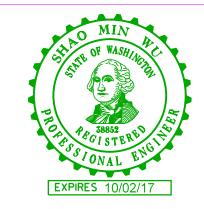
Exhibit 16 168 DEVELOPMENT 16828 1Ø8TH AVE SE RENTON, WA 98Ø55



LEGEND





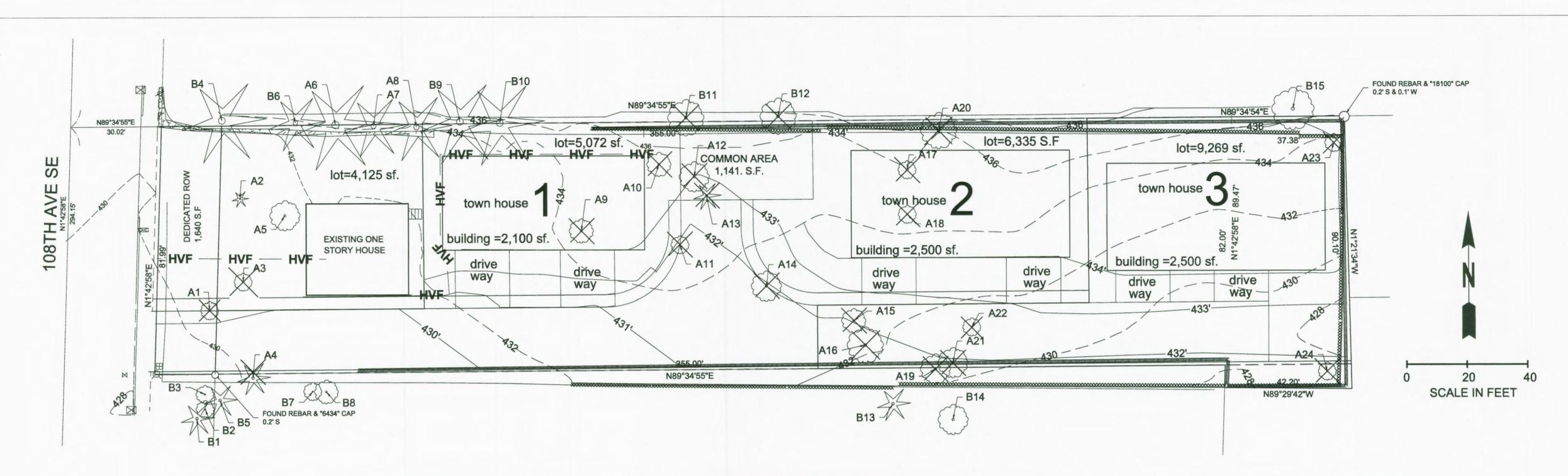


TANDEM ENGINEERING CONSULTANT INC
8822 NE 178TH ST
BOTHELL, WA 98011

CONCEPTUAL UTILITY PLAN

Exhibit 17 168 DEVELOPMENT 16828 1Ø8TH AVE SE RENTON, WA 98Ø55

	SHEET
	1
	OF
	1
	SHEETS
C-11	



				TREE IN	NVENTORY NOTE: TREES LABELE	ED WEST	TO EAST			
ON-SITE	TREES (A1 - A24)					OFF-SI	TE TREES (B1	- B15)		
No.	DBH	SPECIE	PRIORITY*	ACTION	REASON	No.	DBH	SPECIE	PRIORITY*	ACTION
A1	6"	PLUM	P2	REMOVE	GRADING / ROADWAY	B1	12"	DOUGLAS FIR	P2	RETAIN
A2	6"	DOUGLAS FIR	P2	RETAIN		B2	6",8"	LAUREL	P2	RETAIN
АЗ	6"	CHERRY	P2	REMOVE	GRADING / DRIVEWAY	В3	6"	LAUREL	P2	RETAIN
A4	12"	DOUGLAS FIR	P2	REMOVE	GRADING / ROADWAY	B4	30"	DOUGLAS FIR	P1	RETAIN
A5	6"	CHERRY	P2	RETAIN		B5	12"	DOUGLAS FIR	P2	RETAIN
A6	32"	WESTERN RED CEDAR	P1	RETAIN		В6	20"	DOUGLAS FIR	P1	RETAIN
A7	22"	DOUGLAS FIR	P1	RETAIN		B7	6"	LAUREL	P2	RETAIN
A8	24"	WESTERN RED CEDAR	P1	RETAIN		В8	8"	LAUREL	P2	RETAIN
A9	8"	DECIDUOUS	P2	REMOVE	GRADING / TOWN HOUSE 1	В9	30"	WESTERN RED CEDAR	P1	RETAIN
A10	8"	DECIDUOUS	P2	REMOVE	GRADING / TOWN HOUSE 1 & VAULT	B10	30"	WESTERN RED CEDAR	P1	RETAIN
A11	6"	APPLE	P2	REMOVE	GRADING / ROADWAY	B11**	12",9"	BIGLEAF MAPLE	P2	REMOVE
A12	10"	DECIDUOUS	P2	REMOVE	GRADING / VAULT	B12**	4x8", 7"	BIGLEAF MAPLE	P2	REMOVE
A13	10"	SPRUCE	P2	REMOVE	GRADING / VAULT	B13	8"	WESTERN RED CEDAR	P2	RETAIN
A14	10"	APPLE	P2	REMOVE	GRADING / ROADWAY	B14	10"	LONDON PLANE TREE	P2	RETAIN
A15	8" MULTI-TRUNK	APPLE	P2	REMOVE	GRADING / ROADWAY	B15	15",11"	BLACK COTTONWOOD	P2	RETAIN
A16	12"	DECIDUOUS	P2	REMOVE	GRADING / ROADWAY					
A17	6" MULTI-TRUNK	DECIDUOUS	P2	REMOVE	GRADING / TOWN HOUSE 2	* = PRI	ORITY BASED	ON CITY OF RENTON CODE	1-4-130H.1.b PRI	ORITY OF
A18	6"	DECIDUOUS	P2	REMOVE	GRADING / TOWN HOUSE 2		RETENTION R RIORITY ONE	EQUIREMENTS.		
A19	6",6",7"	CHERRY	P2	REMOVE	GRADING / RETAINING WALL		RIORITY TWO			
A20	15",7",8",9"	BIGLEAF MAPLE	P2	REMOVE	GRADING / RETAINING WALL	** - TU	IESE TMO TRI	EES WEDE INCLUDED IN THE	DENTON TREE	PETENTION
A21	10" MULTI-TRUNK	DECIDUOUS	P2	REMOVE	GRADING / RETAINING WALL	** = THESE TWO TREES WERE INCLUDED IN THE RENTON TREE RETENTIO WORKSHEET LINE ITEM No.1, FOR THE PURPOSE OF CALCULATING THE				
						TOTAL NUMBER OF TREES OVER 65 SINCE THEY ARE RECOMMENDED I				NIDED FOR

GRADING / ROADWAY

GRADING / RETAINING WALL

GRADING / RETAINING WALL

TREE RETENTION WORKSHEET DATA	MINIMUM TREE DENSITY PER LOT FOR MULTI-FAMILY R14 (4x/5,000 SF)					
1. TOTAL NUMBER OF TREES OVER 6" DIA.:	26	LOT	SQUARE FEET	REQUIRED NO. OF TREES	RETAINED	NEW
2. TOTAL DEDUCTIONS (TREES IN PROPOSED PRIVATE ACCESS):	9	EXISTING	4,125 x 4	3.3	4	0
3. TOTAL MINUS DEDUCTIONS	17	1	5,072 x 4	4	0	4
4. NUMBER OF RETAINED TREES FOR R14 (X0.2):	3	2	6,335 x 4	5	0	5
5. PROPOSED NUMBER OF RETAINED TREES:	5	3	9,269 x 4	7	0	7
6. TREES TO BE REPLACED:	2	TOTAL TREES REQUIRED TO MEET MINIMUM LOT DENSITY:				16
7. REQUIRED REPLACEMENT INCHES:	19					
8. PROPOSED SIZE OF ADDITIONAL TREES:	2					
9. REPLACEMET TREE QUANTITY:	9.6	NOTE:				

REMOVE

1. TWO ADDITIONAL TREES TO BE INSTALLED OFF SITE TO COMPENSATE FOR TREES B11 AND B12.

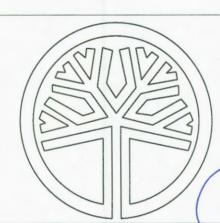
REMOVAL.

FIELD BOOK: __ SURVEYED:___ SURVEY BASE MAP: DESIGN ENTERED: JOSHUA HOPKINS DESIGNED JOSHUA HOPKINS CHECKED: JOSHUA HOPKINS SUPERVISOR: BY DATE REVISION

A22 6" MULTI-TRUNK

A23 6",6"

A24 10"



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

TOTAL NUMBER OF TREES OVER 6" SINCE THEY ARE RECOMMENDED FOR

CERTIFICATE, NO. 1307

TREE RETENTION / LAND CLEARING PLAN

LEGEND

CONIFEROUS TREE

DECIDUOUS TREE

CITY RW BOUNDARY

PARCEL BOUNDARY

EXISTING CONTOUR

EXISTING ROCKERY

WOOD FENCE

PROPOSED CONTOUR

PROPOSED RETAINING WALL

HIGH VISIBILITY FENCING

REMOVE - CONIFEROUS TREE

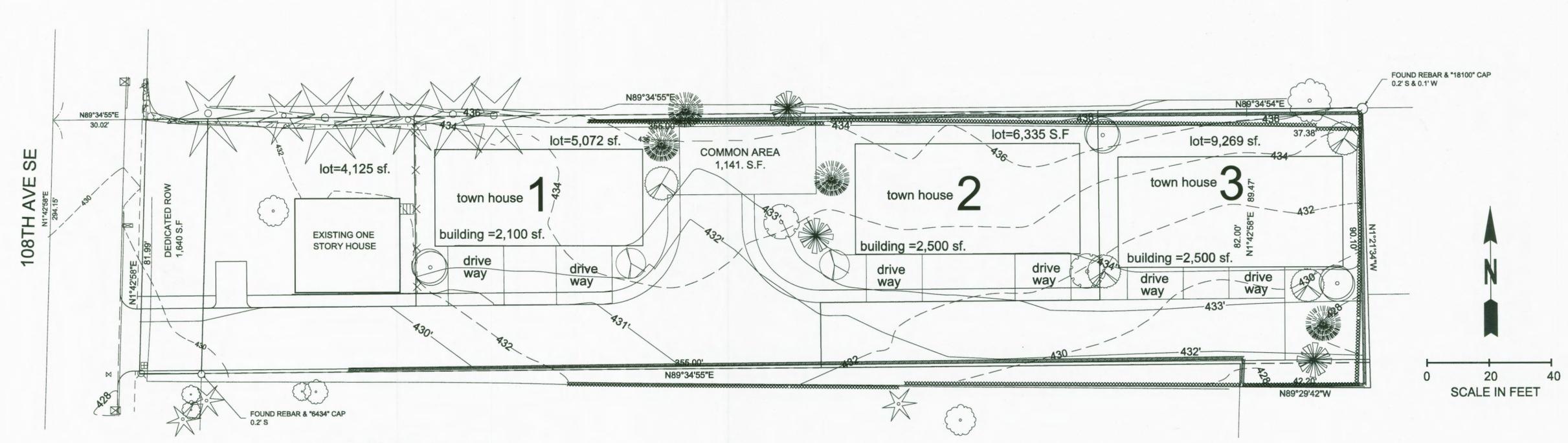
REMOVE - DECIDUOUS TREE

168 DEVELOPMENT 16826 108TH AVE SE RENTON, WA 98055

SHEET

SHEETS

OF



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	CONIFEROUS PSEUDOTUSGA MENIESII THUJA PLICATA	WESTERN RED CEDAR DOUGLAS FIR	3	2" CAL. 2" CAL.	SINGLE LEADER SINGLE LEADER
	DECIDUOUS AMELANCHIER G. 'AUTUMN BRILLIANCE' BETULA PAPYRIFERA CERCIDIPHYLUM JAPONICUM CORNUS NUTTALLII x 'EDDIES WHITE WONDER'	SERVICEBERRY - AUTUMN BRILLIANCE PAPER BIRCH KATSURA TREE EDDIES WHITE WONDER	3 2 2	2" CAL. 2" CAL. 2" CAL. 2" CAL.	SINGLE LEADER SINGLE LEADER SINGLE LEADER SINGLE LEADER

NOTE:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK
- 2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR SHALL PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE NUMBER 1-800-424-5555
- 3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER REPRESENTATIVE.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE FINAL LANDSCAPE PLAN PLANS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- 6. SUBGRADE IS TO BE WITHIN 1/10TH OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS, INCLUDING SEEDED ARES, SHALL BE CLEARED OF ALL CONSTRUCTION MATERIAL, ROCK, AND DEBRIS LARGER THAN 2 INCHES IN DIAMETER PRIOR TO COMPOST AND WOOD CHIP MULCH PLACEMENT.
- 7. NEW PLANTING AREAS SHOWN ON THE PLANS, SHALL RECEIVE A MINIMUM OF THREE INCH DEPTH OF COMPOST CULTIVATED INTO THE TOPSOIL TO A DEPTH OF 12 INCHES. SEEDED AREAS SHALL RECEIVE 1 INCH OF COMPOST.
- 8. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3 INCHES OF WOOD CHIP OR BARK MULCH FROM DOUG FIR OR WESTERN RED CEDAR.
- 10. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. ALL PLANT MATERIAL SHALL BE INSTALLED PER THE CIT OF SEATTLE PLANT MATERIAL INSTALLATION DETAILS.
- 11. TREES, SHRUBS, AND GROUND COVER AND SEED QUANTITIES, SPECIES AND VARTIEIS, SIZES, AND CONDITIONS SHALL BE AS SHOWN ON THE FINAL LANDSDCAPE PLAN.
- 12. ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. VEGETATIVE GROWTH SHALL BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF, FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS.
- 13. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- 14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.

	LEGEND
	CONIFEROUS TREE
	DECIDUOUS TREE
	CITY RW BOUNDARY
	PARCEL BOUNDARY
436-	EXISTING CONTOUR
431'	PROPOSED CONTOUR
the state of	EXISTING ROCKERY
	PROPOSED RETAINING WALL
	WOOD FENCE

FIELD BOOK: __ SURVEYED:__ SURVEY BASE MAP: DESIGN ENTERED: JOSHUA HOPKINS DESIGNED JOSHUA HOPKINS CHECKED: JOSHUA HOPKINS SUPERVISOR: BY DATE REVISION



CONCEPTUAL LANDSCAPE PLAN

> **168 DEVELOPMENT** 16826 108TH AVE SE RENTON, WA 98055

SHEET

SHEETS

OF

LIU & ASSOCIATES, INC.

Geotechnical Engineering

Engineering Geology

Earth Science

June 20, 2015

Mr. Kevin Su 4908 South Thistle Street, Apt. A Seattle, WA 98118

Dear Mr. Su:

Subject: Geotechnical Investigation Townhome Buildings 16826 – 108th Avenue SE Renton, Washington L&A Job No. 15-062

INTRODUCTION

We understand the development of a residential project is proposed for the subject property located at the above address in Renton, Washington. The property is a rectangle-shaped land elongated in the east-west direction. The development plan for the property is to build three townhome buildings on it, with an existing residence at the west end of the property to remain. The purpose of this investigation is to explore and characterize the subsurface conditions of the site, evaluate feasibility of onsite stormwater disposal, and provide geotechnical recommendations on grading, site stabilization, erosion mitigation, surface and ground water drainage control, and foundation support to buildings for the proposed development. Presented in this report are our findings, conclusion, and geotechnical recommendations.

PROJECT DESCRIPTION

For our use in this investigation, you provided us with a topographic survey plan and a plat plan of the subject project. According to the plat plan, the new townhome buildings

19213 Kenlake Place NE · Kenmore, Washington 98028 Phone (425) 483-913<u>4 · F</u>ax (425) 486-2746

TECHNICAL INFORMATION REPORT FOR SU'S MULTI-FAMILY TOWNHOMES

Located at 16826 108th Avenue SE Renton, Washington 98055

August 2015

Exhibit 21 To: Kevin Su

October 7, 2015

Subject: Arborist Report

Property: 16826 108th Ave SE, Renton, WA 98055

Contents:

- 1. Overview
- 2. Tree Retention / Land Clearing Plan
- 3. Trees on-site to be removed
- 4. Trees off-site to be removed
- 5. Trees on and off-site to be retained
- 6. Impacts to trees on and off site
- 7. Trees to compensate for removed trees and minimum lot density
- 8. Summary

1. Overview

The parcel of land proposed for short plat at 16826 108th Ave SE, Renton, WA 98055 contains twenty four trees on-site with diameters at breast height (DBH) of six inches or greater, measured fifty four inches above finish grade. Fifteen trees with DBH of six inches or greater, located off-site, abut said parcel; seven of these trees abut the northern perimeter and eight abut the southern perimeter. One tree on-site and three trees off-site are Priority One Landmark Trees trees with DBH greater than or equal to thirty inches. These four trees have the highest priority for retention and preservation and are *italicized* in the lists below. Nineteen Priority Two Trees on-site would need to be removed due to unavoidable impacts to their root zones during grading operations for the proposed driveway, roadway, and retaining walls. Five of the on-site trees and thirteen of the off-site trees, seven Priority One and eleven Priority Two Trees, shall be retained and protected during construction. Two off-site Priority Two Trees will be adversely impacted by grading operations within the root zones of said trees to construct a retaining wall along the northern perimeter of the site and are also recommended for removal. Additional information for all aforementioned trees is provided in the following sections.

2. Tree Retention / Land Clearing Plan

Included with this report is a Tree Retention / Land Clearing Plan. Trees located within the parcel proposed for short plat are designated with the letter "A" (A1-A24). Trees abutting the property are designated with the letter "B" (B1-B15). Trees are sequentially labeled from west to east. Each tree includes a DBH measurement (multiple measurements indicate multiple leaders); specie name; priority rating based on City of Renton code Section 4-4-130H.1.b. *Priority of Tree Retention Requirements* (each tree's rating is included in the listings below, P1 = Priority One, and P2 = Priority Two); action ("remove" or "retain"); and a reason for "remove". The Tree Retention / Land Clearing Plan include a summary of the City of Renton Tree Retention Worksheet Data and Minimum Tree Density per Lot for R14 zoning with multi-family units. Two trees on-site and eight trees off-site, with DBH greater than six inches, not represented in the March 5, 2015 site survey, were added to the Tree Retention / Land Clearing Plan.

The project will start construction in May 2016, and will complete construction in February 2017. The construction operation hours will start from 8 am to 5:00 PM Monday through Friday. No weekend and night work will be expected.

This project is not located at the core business areas, construction operations will not expect to create any significant traffic impact to the community base on the project size, construction duration, and project site location. In order to minimize the traffic and transportation impact to the community during construction, the hauling trucks will operate at off peak commute hours and operates only on weekdays. This project will transport fill and cut materials from Sunset Materials Inc. located at 18825 SE Renton Maple Valley, Renton 98058. See the appendix I for hauling route. A traffic control plan will be implement for utilities installation at the area involves public road. See the appendix II for temporary traffic control plan in front of proposed project site that might need to closure a traffic lane for utilities installation for short period.

This project will implement the following measures to minimize the dust, to reduce or control erosion, or other impacts to the earth.

- Temporary straw covering the expose soils.
- Watering down to the soils to reduce airborne soil particles.
- Cover all loads when trucking involved.
- Exposed soils will be reseeded with grass.
- Water pollution control during drainage modification.
- Install silt fence between the earth work and the adjacent properties.
- Compact all fills in thin lifts using free-draining granular materials.

Clark Close

From: Randy Matheson <randy.matheson@rentonschools.us> Sent: Tuesday, March 15, 2016 4:43 PM To: Sabrina Mirante Cc: Clark Close **Subject:** RE: City of Renton Notice of Short Plat & School Information Request - 168 **Development Short Plat** Answers below in red. Randy Matheson, Executive Director, Community Relations Renton School District | 300 SW 7th Street, Renton WA 98057 | 425.204.2345 | randy.matheson@rentonschools.us | www.rentonschools.us | From: Sabrina Mirante [mailto:SMirante@Rentonwa.gov] Sent: Tuesday, March 15, 2016 4:38 PM To: Randy Matheson <randy.matheson@rentonschools.us> Cc: Clark Close < CClose@Rentonwa.gov> Subject: City of Renton Notice of Short Plat & School Information Reguest - 168 Development Short Plat SCHOOL INFORMATION REQUEST Subject: **168 Development Short Plat** LUA15-000745, ECF, R, SHPL-A, SA-A The City of Renton's Department of Community and Economic Development (CED) has received an application for a preliminary planned urban development located at 16826 108th Ave SE, Renton, WA 98055. Please see the attached Notice of Application for further details. In order to process this application, CED needs to know which Renton schools would be attended by children living in residences at the location indicated above. Please fill in the appropriate schools on the list below and return this letter to my attention, City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, Washington 98057 or fax to (425) 430-7300, by March 29, 2016 Elementary School: Cascade Elementary School (within walking distance, no school bus transportation provided) Middle School: Nelsen Middle School (within walking distance, no school bus transportation provided) High School: Lindbergh High School (school bus transportation provided) Will the schools you have indicated be able to handle the impact of the additional students estimated to come from the proposed development? Yes Yes No Any Comments:

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	April 18, 2016
Project Name:	168 Development Rezone
Project Number:	LUA15-000745, ECF, SHPL-A, SA-A, R
Project Manager:	Clark H. Close, Senior Planner
Owner:	Zhao Su & Ying Wei, 4908 S. Thistle St, Seattle, WA 98118
Applicant:	Steve Wu, 8822 NE 128th St, Bothell, WA 98011
Contact:	Kevin Su, 4908 S. Thistle St, Apt. A, Seattle, WA 98118
Project Location:	Parcel No. 863710-0440. East of 16826 108th Ave SE, Renton, WA 98055
Project Summary:	The applicant is requesting a rezone for one (1) vacant single family residential lot from Residential-10 (R-10) to the Residential-14 (R-14) zoning designation. The 3,571 square foot (0.08 acre) parcel is located immediately east of 16826 108th Ave SE at parcel no. 863710-0440. Following the rezone, the applicant is proposing to subdivide this parcel and the parcel to the east (APN 2923059038) into four (4) lots with the existing single house to remain.
Site Area:	3,571 SF (0.08 acres)
CTAFF	Chaff Decomposed at both the Engineering Decision Committee Source

STAFF Staff Recommends that the Environmental Review Committee issue a RECOMMENDATION: Determination of Non-Significance (DNS).





April 21, 2016

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on April 18, 2016:

SEPA DETERMINATION: Determination of Non-Significance (DNS)

PROJECT NAME: 168

168 Development Rezone

PROJECT NUMBER:

LUA15-000745, ECF, SHPL-A, SA-A, R

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 6, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7289.

For the Environmental Review Committee,

Clark H. Close

Clark H. Close Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE (DNS)

PROJECT NUMBER:

LUA15-000745, ECF, SHPL-A, SA-A, R

APPLICANT:

Steve Wu, 8822 NE 128th St., Bothell, WA 98011

PROJECT NAME:

168 Development Rezone

The applicant is requesting a rezone for one (1) vacant single PROJECT DESCRIPTION: family residential lot from Residential-10 (R-10) to the Residential-14 (R-14) zoning designation. The 3,571 square foot (0.08 acre) parcel is located immediately east of 16826 108th Ave SE at parcel no. 863710-0440. Following the rezone, the applicant is proposing to subdivide this parcel and the parcel to the east (APN 2923059038) into four (4) lots with the existing single house to remain.

PROJECT LOCATION:

Parcel No. 863710-0440. East of 16826 108th Ave SE, Renton, WA

98055

LEAD AGENCY:

City of Renton

Environmental Review Committee

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This Determination of Non-Significance is issued under WAC 197-11-340. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 6, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE:

April 22, 2016

DATE OF DECISION:

April 18, 2016

SIGNATURES:

Public Works Department

Mark Peterson, Administrator

Fire & Emergency Services

Community Services Department

'Chip" Vincent, Administrator

Date

Department of Community &

Economic Development



OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME:

168 Development Rezone

PROJECT NUMBER:

LUA15-000745, ECF, SHPL-A, SA-A, R

LOCATION:

PARCEL NO. 863710-0440. EAST OF 16826 108TH AVE SE, RENTON, WA 98055

DESCRIPTION:

THE APPLICANT IS REQUESTING A REZONE FOR ONE (1) VACANT SINGLE

FAMILY RESIDENTIAL LOT FROM RESIDENTIAL-10 (R-10) TO THE RESIDENTIAL-14 (R-14) ZONING DESIGNATION. THE 3,571 SQUARE FOOT (0.08 ACRE) PARCEL IS LOCATED IMMEDIATELY EAST OF 16826 108TH AVE SE AT PARCEL NO. 863710-0440. FOLLOWING THE REZONE, THE APPLICANT IS PROPOSING TO SUBDIVIDE THIS PARCEL AND THE PARCEL TO THE EAST (APN 2923059038) INTO FOUR (4) LOTS WITH THE EXISTING SINGLE HOUSE TO REMAIN.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 6, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON MAY 17, 2016 AT 12:00 PM TO CONSIDER THE SHORT PLAT AND REZONE. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED. THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary public Approvals.

DATE OF NOTICE OF APPLICATION: March 15, 2016

LAND USE NUMBER:

LUA15-000745, ECF, SHPL-A, SA-A, R

168 Development Short Plat

PROJECT NAME: 168 Development Short Plat

PROJECT DESCRIPTION:
The applicant is recuesting approval of a rations, SEPA Environmental Review, 4, 4tios short plat, sits plan review, an Over street modifications. The sits is roughly 37,881 square foot (0.75 a serse) and
would be for the future development of three (3) new molti-family forware houses. The existing single-family home would
be retained implace a long 108th Avs SE. The sits is located at 18826 108th Ave SE (APP's 292305908) and 6837004401
which in the Residential-14 (Fi-14) and Residential-10 (Fi-10) inning districts. The requested rezure of the 3,571 SF lot
within the Residential-14 (Fi-14) and Residential-10 (Fi-10) inning districts. The requested rezure of the 3,571 SF lot
within a warrage lot sits of 6,180 SF. The residential density is 11.7 dwelling units per net area. Access to the sits
which are average lot sits of 6,180 SF. The residential density is 11.7 dwelling units per net area. Access to the sits
would be single shared driveway access along the south propery line from 108th Ave SE. The applicant as lost prequently
modification from street improvements to retain the existing half-street frontage improvements along 108th Ave SE and
a road modification roal slow as shared driveway in excess of 200 feet. The applicant has assumented an Arboriti Report,
Geotechical Engineering Study and a Preliminary Technical information Report with the application.

16826 108th Ave SE, Renton, WA 98055

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the SIGNIFICANCE (DNS): As the Lead Agency, the City of Renton to Lusing the Optional DNS process to give notice that a ONS is likely to be issued. RCW 43.1C.130, the City of Renton to Lusing the Optional DNS process to give notice that a ONS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Obstermination of Non-Significance (DNS). This may be the only comment period following the issuance of the Threshold Obstermination of Non-Significance (DNS). This may be the only comment to the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE:

October 9, 2015

NOTICE OF COMPLETE APPLICATION:

March 15, 2016

PROJECT CONTACT PERSON:

Steve Wu / 8822 NE 128th St / Bothell, WA 98011 wu868good@outlook.com / 206-795-5674

Permits/Review Requested:

Rezone, Environmental (SEPA) Review, Site Plan Administrative,

Other Permits which may be required:

Building Permit, Construction Permit

Requested Studies:

Arborist Report, Geotechnical Engineering Study, Prelimin Technical Information Report

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98037.

Name/File No.: 168 Development Short Plat/LUA15-000745, ECF, SHPL-A, SA-A, R

MAILING ADDRESS: __

CITY/STATE/ZIP:

TELEPHONE NO.: _

on where application may

Department of Community & Economic Development (CED) — Planning Divisior, Sixth Floor Renton City Hall, 1655 South Grady Way, Renton, WA 98837

PUBLIC HEARING:

Public hearing is tentatively scheduled for May 17, 2016 before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th Roor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW: Zoning/Land Use:

The subject site is designated Residential High Density (RHD) on the City of Renton Comprehensive Land Use Map and Residential-14 (R-14) and Residential-10 (R-10) on the City's Zoning Map.

Environmental Documents that Evaluate the Proposed Project:

Environmental (SEPA) Checklist

Development Regulations
Used For Project Mitigation:

The project will be subject to the City's SEPA ordinance, RMC 4-2-110A, 4-3-050, 4-4, 4-6-050, 4-7, 4-9 and other applicable codes and regulations as appropriate.

None are recommended at this time.

Comments on the above application must be submitted in writing to Cark H. Close, Sender Planner, CED – Planning Division, 1035 South Graffy Way, Renton, WA 98057, by \$50 PM on March 13, 2016. This matter is also tentatively scheduled for a public hearing on May 17, 2015, at 1.100 am, Connocil Chambers, Seventh Floor, Renton City Nail, South Graffy Way, Renton, If you are interested in extending the hearing, please contact the Planning Publishon to ensure that the hearing has not been restricted and 14,024 340-5573. Following the issuance of the SEA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mally please contact the project manager. Anyone who submits written comments will sutomatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Clark H. Close, Senior Planner; Tel: (425) 430-7289;

Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION





CERTIFICATION

CERTIFICATION		
I, <u>CLANK H. CLOSE</u> hereby certify that <u>3</u> copies of the above document were posted in <u>3</u> conspicuous places or nearby the described property on		
Date:3/15/16 Signed:		
STATE OF WASHINGTON)) SS		
COUNTY OF KING)		
I certify that I know or have satisfactory evidence that signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned. Here instrument.		
Dated: 315 - Notary Public in and for the State of Washington		
PUBLICATIVE (Print):		
11 My 25 OF WASSES FAVIRES: 8 27 1208		
Fyhibit		

Exhibit 27



Department of Community and Economic Development Planning Division

ADMINISTRATIVE POLICY/CODE INTERPRETATION

ADMINISTRATIVE POLICY/CODE

INTERPRETATION #: CI-73 - REVISED

MUNICIPAL

CODE SECTIONS: 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

REFERENCE:

SUBJECT: Residential Building Height (RC thru RMF)

BACKGROUND: Erratum Statement: CI-73 implemented changes to the

method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and

RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

1. Height is measured to the midpoint of a roof; and

2. Flat roofs are able to be as tall as buildings with pitched roofs, which increases the building's massing.



LUA15-000745



Application Date:October 09, 2015Site Address:16826 108th Ave SEName:168 Development Short PlatRenton, WA 98055-5413

PLAN - Planning Review - Land Use

Version 1 | May 09, 2016

Transportation Engineering Review Comments

Contact: Brianne Bannwarth | 425-430-7299 | bbannwarth@rentonwa.gov

Recommendations: Street Modification Analysis: The applicant is requesting a modification from RMC 4 6 060F.2 "Minimum Design Standards Table for Public Streets and Alleys" in order to keep the existing 108th Avenue SE right of way improvements including approximately 22 foot pavement width from the roadway centerline, 0.5 foot curb and gutter, and 5 foot sidewalk in place rather than installing a new planter strip for trees between the curb and new sidewalk along the project frontage. In addition, the existing configuration allows the existing curb line to remain consistent with the surrounding street configuration.

108th Avenue SE is a Minor Arterial with an existing ROW width of 60 to 61 feet (as per assessor map). This street classification requires a minimum right of way width of 91 feet. To meet the City's complete street standards, half street improvements include 27 foot paved roadway, 8 foot planter strip and 8 foot sidewalk is required to be constructed in the right of way fronting the development along with a minimum right of way dedication of 15.5 feet per City Code 4 6 060.

The proposal is compliant with the following modification criteria, pursuant to RMC 4 9 250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance Street Modification Criteria and Analysis

a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.

Staff Comment: The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards in order to keep the existing sidewalk at a width of five feet and eliminate the need for the landscape requirement between the curb and the sidewalk. These policies are Policy CD 102 and Policy CD 103 which state that the goal is to promote new development with "walkable places," "support grid and flexible grid street and pathway patterns," and "are visually attractive, safe, and healthy environments." The requested street modification is consistent with these policy guidelines as it maintains the curb line and sidewalk in the same configuration as the surrounding street creating a consistent pathway pattern.

b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.

Staff Comment: The modified street improvements will meet the objectives of a safe walkable environment. The five foot wide sidewalk at this location meets the needs of the residents relying on this sidewalk for access to the greater neighborhood. Staff recommends a condition that the improvements shall provide a minimum 8 foot planting strip on the backside of the sidewalk. In addition, the existing roadway allows the curb and gutter to remain in the same configuration as the surrounding street maintaining the functionality and safety of the street.

c. Will not be injurious to other property(ies) in the vicinity.

Staff Comment: Provided that a planter strip is installed behind the existing sidewalk as commented under criterion 'b', the improvements will provide an upgrade to current conditions. The new improvements will meet the standards for safe vehicular and pedestrian use within the existing street section.

d. Conforms to the intent and purpose of the Code.

Staff Comment: See comments under criterion 'b'.

e. Can be shown to be justified and required for the use and situation intended; and

Staff Comment: The revised street standards provide a safe design for vehicles and pedestrians, and will enhance the attractiveness of the new development by adding additional planter strip behind the sidewalk as commented under criterion 'b'. Maintaining a consistent appearance along the street frontage will be beneficial to the subject property and surrounding property owners.

f. Will not create adverse impacts to other property(ies) in the vicinity.

Staff Comment: There are no identified adverse impacts from this modification of the street section in this area.

Engineering Review Comments

Contact: lan Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

Recommendations: DEPARTMENT OF COMMUNITY

AND ECONOMIC DEVELOPMENT

MEMORANDUM

LUA15-000745



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Engineering Review Comments

Contact: lan Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

DATE: April 4, 2016

TO: Clark Close, Senior Planner

FROM: Ian Fitz James, Civil Plan Reviewer

SUBJECT: Utility and Transportation Comments for the 168 Development Short Plat

16826 108th Avenue SE

LUA 15 000745

I have reviewed the application for the 168 Development Short Plat located at 16826 108th Avenue SE and have the following comments: EXISTING CONDITIONS

WATER: Water service is provided by Soos Creek Water and Sewer District. A water availability certificate from Soos Creek will need to be provided.

SEWER: Sewer service is provided by Soos Creek Water and Sewer District. A sewer availability certificate from Soos Creek will need to be provided.

STORM DRAINGE: Drainage from the western portion of the site, where the existing house is, generally flows southwest towards the public storm system along the eastern frontage of 108th Avenue SE. Drainage along the eastern frontage of 108th Avenue SE is intercepted by Type 1 catch basins and conveyed south by a 12" corrugated metal pipe storm drain. The COR Facility ID for the catch basin in the vicinity of the southwest corner of the site is 135648.

Drainage from the remainder of the site flows south and southeast into the Heron Glen Condominiums where it is intercepted by a private storm drainage system for the complex. A small portion of the eastern edge of the site flows east to the lot of 10914 SE 169th Place. STREETS: The site is bounded to the west by 108th Avenue SE. 108th Avenue SE is classified as a minor arterial. Per the King County Assessor's Map, the existing right of way for 108th Avenue SE is approximately 60'.

CODE REQUIREMENTS

WATER COMMENTS

- 1. Please obtain a water availability certificate from Soos Creek Water and Sewer District and provide it with the utility permit submittal.
- 2. Review of the water plans will be conducted by Soos Creek Water and Sewer District and the City of Renton Fire Department.
- 3. Plans approved by Soos Creek Water and Sewer District shall be routed to the City for final review prior to permit issuance.

SEWER COMMENTS

- 1. Please obtain a sewer availability certificate from Soos Creek Water and Sewer District and provide it with the utility permit submittal.
- 2. Review of the sewer plans will be conducted by Soos Creek Water and Sewer District.
- 3. Plans approved by Soos Creek Water and Sewer District shall be routed to the City for final review prior to permit issuance.

STORM DRAINAGE COMMENTS

1. A Preliminary Drainage Plan and Technical Information Report (TIR) completed by Tandem Engineering Consultants were submitted to the City on October 9th, 2015. The site is approximately 0.75 acres in size and is located in the City's Flow Control Duration Standard (Forested Conditions). The site is located in the Black River drainage basin.

The project is proposing to detain surface runoff through two separate facilities. A detention vault (Vault #1) is proposed between the western two townhomes. This vault is intended to provide the required flow control for the impervious roofs of the townhomes. A combination detention / wetvault (Vault #2) is proposed under the access roadway south of the existing house and the westernmost townhome. This vault is intended to provide detention for the remainder of the parcel and Basic Water Quality for the pollution generating impervious surface. The site is graded to provide inflow to this vault at two grates at the western and eastern ends of the vault. The

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design of the vault needs to meet the design criteria found in Section 5.3.3 of the 2009 KCSWDM. The proposed dimensions of Vault #2 may indicate that it was designed as a detention tank. If the vault is intended to be a detention tank, the design criteria found in Section 5.2.2 of the 2009 KCSWDM must be met. When locating detention structures, utility separation requirements of the City of Renton and Soos Creek Water and Sewer District need to be met. Detention structures also need to meet required structural setbacks from other on site structures as established by the City of Renton municipal code and noted by the City Planner.

Proposed flow control facilities shall be designed with KCRTS in accordance with the City amendments to the 2009 KCSWDM. MGS Flood is not used as a continuous hydrological simulation model for stormwater facility analysis in the City of Renton.

This site is classified as multifamily. Multifamily land uses require Enhanced Water Quality treatment per Section 1.2.8.1 of the City amendments to the 2009 KCSWDM. A combination detention / wetvault alone is not an approved treatment option for Enhanced Water Quality treatment. Please reference Section 6.1.2 of the City amendments to the 2009 KCSWDM for approved Enhanced Water Quality treatment options. If a detention / wetvault is used as part of a treatment train, wetvault design criteria found in Section 6.4.2 of the 2009 KCSWDM shall be met including shape of the vault, height of the vault, baffle wall design, vault bottom design, submerged inlet, etc.

The project will require the use of Flow Control BMPs. Please section 1.2.3.3 and Section C.1.3.1 of the City amendments to the KCSWDM for Flow Control BMP requirements.

Drainage improvements along the 108th Avenue SE frontage shall conform to the City's street standards. Storm drains should be located outside of the planter and the sidewalk. Required horizontal and vertical separation from other utilities shall be provided.

All core and special requirements shall be addressed in the updated TIR. The updated drainage plan and TIR will be required as part of the utility permit submittal.

- 2. The geotechnical report completed by Liu and Associates was submitted to the City on October 9, 2015. Per the report, this site is unsuitable for stormwater infiltration.
- 3. The development is subject to a system development charge (SDC) of \$0.594 per square foot of new impervious surface area, but not less than \$1,485.00.

TRANSPORTATION/STREET COMMENTS

- 1. 108th Avenue SE is a minor arterial. Per RMC 4 6 060, the minimum right of way for a minor arterial with four lanes is 91'. A 0.5' curb, 8' planting strip, and 8' sidewalk is required along the entire project frontage. The minimum pavement width is 70' with 54' of travel lanes and 8' parking lanes allowed on each side of the road. Bicycle lanes are required in the pavement section as this is a proposed route in the City's bicycle master plan.
- a. The applicant submitted a formal modification request dated October 6, 2015 regarding the street standard along the 108th Avenue SE frontage. City staff is recommending approval of the applicant's modification request. Please see the formal response to the modification request for more information.
- b. The City is recommending maintaining the existing curb and 5' sidewalk in their current locations. This eliminates the requirement for a planting strip between the curb and sidewalk. The city recommends that the frontage improvements provide a minimum 8' planting strip at the backside of the sidewalk.
- c. A minimum dedication of approximately 15.5' along the 108th Avenue SE frontage will be required per RMC 4 6 060. Exact amount of right of way dedication shall be determined by final survey.
- 2. The first 300' of the private access road and shared driveway shall consist of a minimum 20' pavement section for fire access. The location of the hammerhead turnaround at the end of the 200' private access road is appropriate. The dimensions of the hammerhead will need to meet fire department requirements. Pavement sections for the access road will need to meet the City's standards described in RMC 4 6 060. A cement concrete driveway at the intersection with 108th Avenue SE conforming to City of Renton standards will be required. The lid for proposed Vault #2 will need to be structurally designed to accommodate fire truck loading.
- 3. Street lighting analysis is required to be conducted by the developer along the 108th Avenue SE frontage. Required street lighting

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Contact: lan Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

shall be provided by the developer and be to City standards.

- 4. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay requirements.
- 5. The current transportation impact fee rate is \$1,546.31 per townhome / condominium. The transportation impact fee that is current at the time of the building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.

GENERAL COMMENTS

- 1. The SDCs listed are for 2016. The fees that are current at the time of the building permit application will be levied. Please see the City of Renton website for the current SDCs.
- 2. The survey and all civil plans shall conform to the current City of Renton survey and drafting standards. The civil plans that have been submitted to date do not meet the drafting standards. Current drafting standards can be found on the City of Renton website.
- 3. A final survey that is stamped and signed by the professional land surveyor of record will need to be provided. All existing utilities need to be surveyed and shown. Please reference COR Maps for mapping and records of existing utilities in the project vicinity.
- 4. Separate plan submittals will be required for construction permits for utility work and street improvements. All plans shall be prepared by a licensed Civil Engineer in the State of Washington.
- 5. Separate permits for water and services shall be obtained from Soos Creek Water and Sewer District.
- 6. Rockeries or retaining walls greater than 4 feet in height (including bury) will require a separate building permit. Structural calculations and plans prepared by a licensed engineer will be required.
- 7. Structural plans for the storm drainage vaults shall be included with the civil plan submittal.
- 8. A final tree removal/retention plan and landscape plan shall be included with the civil plan submittal.
- 9. Prior to submittal for the utilities permit, the plans will be pre screened by the utility reviewer to ensure they are complete and coherent and that they meet the City's drafting standards. Plans deemed unacceptable for review by the City will be returned to the applicant for revisions prior to any review by the City. Please contact plan reviewer lan Fitz James at 425 430 7288 to set up a pre screening appointment.
- 10. When utility plans are complete and deemed acceptable for review by the City, please submit four (4) copies of the plans, two (2) copies of the drainage report, an electronic copy of each, the permit application, an itemized cost of construction estimate, and application fee to the counter of the sixth floor.

Planning Review Comments

Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

- 2. Multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
- 3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
- 4. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
- 5. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained

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trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

6. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Technical Services Comments

Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Recommendations: Encroachments on the east side of the property not necessarily shown on the survey. Suggest a Lot Line Adjustment with adjacent properties to resolve.

Insufficient survey information to show boundary calculations.

Basis of Bearing will need to be tied to 2 City of Renton Control Monuments.

Police Plan Review Comments

Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact fee per Ordinance 5670 applies.

- 2. Street Frontage: show an eight foot wide planting strip along 108th ave. se and include one street tree that will attain a large mature size as well as groundcover in the planting strip (turf, plants, or shrubs, etc).
- 3. Perimeter of property add buffer plantings where space allows.

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

- 1. The fire impact fees are currently applicable at the rate of \$495.10 per single family unit.
- 1. The minimum fire flow requirement for a townhouse is 1,500 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). A minimum of two fire hydrants are required. One hydrant is required within 150 feet and one is required within 300 feet of the proposed buildings. There is one existing hydrant that can be counted toward the requirements. At least one new hydrant will be required to be extended onto the site to meet minimum requirements. A water availability certificate is required to be provided from Soos Creek Water and Sewer District.
- 2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. Proposed hammerhead type turnaround is acceptable.

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